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No. 14 MEETING OF THE

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

Friday, July 13, 2012 9:00 a.m. – 3:00 p.m.

SCAG Office 818 W. 7th Street, 12th Floor Board Room Los Angeles, CA 90017 (213) 236-1800

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at (213) 236-1975 or via email johnson@scag.ca.gov

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Regional Housing Needs Assessment Appeals Board Member List

San Bernardino County: Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): Chair

Hon. Ginger Coleman, Apple Valley, District 65 (Primary)

Los Angeles County: Hon. Margaret Finlay, Duarte, District 35 (Primary)

Hon. Steven Hofbauer, Palmdale, District 43 (Alternate)

Orange County: Hon. Sukhee Kang, Irvine, District 14 (Primary)

Hon. Ron Garcia, Brea, OCCOG (Alternate)

Riverside County: Hon. Darcy Kuenzi, Menifee, WRCOG (Primary)

Hon. Randon Lane, Murrieta, WRCOG (Alternate)

Ventura County: Hon. Bryan MacDonald, Oxnard, District 45 (Primary)

Hon. Carl Morehouse, Ventura, District 47 (Alternate)

Imperial County: Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary)

Hon. Jack Terrazas, Imperial County (Alternate)

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

AGENDA JULY 13, 2012

The Regional Housing Needs Assessment Appeals Board can consider and act upon any of the items listed on the agenda regardless of whether they are listed as information or action items.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

(Hon. Bill Jahn, Chair)

<u>PUBLIC COMMENT PERIOD</u> – Members of the public desiring to speak on items on the agenda, or items not on the agenda, but within the purview of the Regional Housing Needs Assessment Appeals Board, must fill out and present a speaker's card to the Assistant prior to speaking. Comments will be limited to three (3) minutes. The Chair may limit the total time for all comments.

REVIEW AND PRIORITIZE AGENDA ITEMS

INFORMATION ITEMS (No action required)		Page No.
1. Minutes of the April 19, 2012 and April 24, 2012 Meetings 2. RHNA Subcommittee Topic Outlook 3. Revised Schedule of July 12 and July 13, 2012 Public Hearing on RHNA Appeals ACTION ITEMS Attachment Attachment		1 14 16

Attachment

10 min.

17

4. Public Hearings to Consider Appeals Submitted by Jurisdictions Related to the Draft RHNA Allocation (Huasha Liu, Director, Land Use & Environmental Planning and Joann Africa, Chief Counsel)

Recommended Action:

Review the appeals submitted by five (5) jurisdictions regarding their respective Draft RHNA Allocations; review corresponding staff recommendations as reflected in the staff reports; and make a determination to grant, partially grant, or deny each appeal.

9:00	a.m. –	12:15	p.m.
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4.1 4.2	Appeal from the County of Ventura Appeal from the City of Oxnard	Attachment Attachment	60 min. 60 min.	20 88	
4.3	Appeal from the City of Ojai	Attachment	60 min.	252	
12:45	5 p.m. – 3:00 p.m.				
4.4	Appeal from the City of Fillmore	Attachment	60 min.	343	
4.5	Appeal from the City of Norco	Attachment	60 min.	354	



REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

AGENDA JULY 13, 2012

CHAIR'S REPORT

STAFF REPORT

(Ma'Ayn Johnson, SCAG Staff)

ANNOUNCEMENTS

ADDITIONAL PUBLIC COMMENT PERIOD

ADJOURNMENT

The next regular meeting of the Regional Housing Needs Assessment Appeals Board will be Friday, August 24, 2012.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE MINUTES OF MEETING NO. 11 April 19, 2012

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE ACTING AS THE RHNA APPEALS BOARD. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN THE OFFICE OF REGIONAL COUNCIL SUPPORT.

The RHNA Appeals Board of the Southern California Association of Governments (SCAG) held its meeting at the SCAG office in Los Angeles. The meeting was called to order by the Hon. Bill Jahn. There was a quorum.

Present

Representing Los Angeles County

Hon. Margaret Finlay, Duarte, District 35 (Primary) – via teleconference Hon. Steve Hofbauer, Palmdale, District 43 (Alternate) - present

Representing Orange County

Hon. Sukhee Kang, Irvine, District 14 (Primary) – via videoconference Hon. Ron Garcia, Brea, OCCOG (Alternate) – via teleconference

Representing Riverside County

Hon. Darcy Kuenzi, Menifee, WRCOG (Primary) - via videoconference

Representing San Bernardino County

Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): **Chair** - present Hon. Ginger Coleman, Apple Valley, District 65 (Primary) – via videoconference

Representing Ventura County

Hon. Bryan MacDonald, Oxnard, District 45 (Primary) – via videoconference Hon. Carl Morehouse, Ventura, District 47 (Alternate) – via videoconference

Representing Imperial County

Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary) – via videoconference

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Hon. Bill Jahn, Chair, called the meeting to order at 12:03 p.m. Hon. Steve Hofbauer led the pledge of allegiance.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Items

- 1. Minutes of December 9, 2011 Meeting
- 2. RHNA Subcommittee Topic Outlook

A motion was made (Finlay) to approve the Consent Calendar. The motion was seconded (Garcia) and unanimously approved.

PUBLIC COMMENT

Robert Clark, City Manager, City of Ojai, stated that ten (10) jurisdictions who submitted revision requests submitted letters requesting additional time to work with SCAG to review and further develop the RHNA numbers with respect to the reductions requested by the 10 jurisdictions. These reductions could be accommodated by using part of the "cushion" of 3,661 units.

Damon Wing from the Office of Ventura County Supervisor Linda Parks read a letter from Supervisor Parks. The letter stated that the Ventura County General Plan established smart growth planning principles in 1969 through a public input process. The County's General Plan sought to protect farmland and direct growth into the incorporated cities. Additionally, the Draft RHNA Allocation seeks to utilize unincorporated parts of Ventura County while reducing the Allocation to 9 of the 10 cities in the County, which is contrary to local planning.

Chair Jahn stated that the RHNA Subcommittee proceeds according to a specified schedule established and approved by the Community, Economic and Human Development Committee (CEHD) and the Regional Council and does not have the discretion to continue efforts outside the designated schedule without Regional Council approval. Huasha Liu stated that questions have been received asking if the current cushion of 3,661 units can be used in the revision appeals process. Ms. Liu stated that, under the housing law, the cushion can only be applied as part of a successful revision request, not as part of a successful appeal or trade and transfer. If there are successful appeals, the difference will be reallocated proportionally back to all the jurisdictions in the SCAG region.

ACTION ITEMS

3. Revision Requests Submitted by Jurisdictions Related to the Draft RHNA Allocation

Huasha Liu, SCAG Staff, provided a brief summary of the RHNA process to date. Ms. Liu stated that the RHNA process has been a two and half-year process, which local input has been sought regarding regional growth including population, household and employment. Additionally, SCAG received projected household numbers from local jurisdictions. The projected household numbers received from the jurisdictions were the basis for SCAG to develop the RHNA Allocations. Ms. Liu stated that staff had reviewed each of the fourteen (14) submitted revision requests and made recommendations to the RHNA Appeals Board. Ms. Liu also briefly explained the proposed procedure for the RHNA Appeals Board to review the respective revision requests as part of today's meeting.

3.1 Revision Request by the City of Calabasas

Tom Bartlett, City Planner, City of Calabasas, stated that he is requesting a revision due to the following local planning factors: the existing or projected jobs-housing balance; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; and market demand for housing. The City requests a reduction of 76 units from its Draft RHNA Allocation of 330 units.

Mr. Bartlett stated that the household growth forecast was inconsistent with the population forecast. Additionally, the recession has lasted longer than the anticipated slowing job growth. Huasha Liu stated that the growth information was received from the City of Calabasas and SCAG staff processed accordingly. Additionally, RHNA is a planning process, which involves a city's zoning activity and not a building quota.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to accept staff's recommendation to deny the revision request by the City of Calabasas. The motion was seconded (Kuenzi) and approved by the RHNA Appeals Board by a 5 to 1 vote (with Imperial County voting in opposition to the motion).

3.2 Revision Request by the City of La Puente

John Di Mario, Development Services Director, City of La Puente, stated a revision request is sought based on several local planning factors. These include availability of land suitable for urban development; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; and market demand for housing. The City of La Puente requests a reduction of 161 units from its Draft RHNA Allocation of 967 units.

Additionally, Mr. Di Mario noted that while Census tracts 4070.01, 4070.02 and 4082.02 were included in the growth forecast process, these tracts are outside the City. Although these tracts were at first approved by the City officials in the RHNA process, they are actually outside the City and merit exclusion. It was determined that SCAG staff would need additional time to review the information about the above-mentioned Census tracts

with the City. Chair Jahn requested that discussion of the matter by the Appeals Board would continue later in the meeting after the information had been reviewed by staff.

Later in the meeting, discussion and consideration of the requested revision by the City of La Puente continued. John Di Mario stated, after discussion and calculations with SCAG staff, it was determined that a reduction of 149 units is now sought to balance the inadvertent inclusion of the Census tracts not within the jurisdiction. Huasha Liu stated that calculations were revised for two Census tracts while the other in question will remain within the City's total. Therefore, SCAG staff recommends a reduction of 149 units. This would modify the Draft Allocation from 967 units to 818 units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to accept the staff's recommendation to reduce the City of La Puente's Draft Allocation by 149 units, which reduces the City's total Draft Allocation from 967 units to 818 units. The motion was seconded (Kang) and approved by the RHNA Appeals Board by a 6 to 0 vote.

3.3 Revision Request by the City of Long Beach

Jill Griffiths, Planning Officer, City of Long Beach, stated a revision is sought due to several local planning factors: an existing or projected jobs-housing balance; availability of land suitable for urban development for conversion to residential use; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; market demand for housing; and housing needs generated by the presence of a university campus. The City of Long Beach requests a reduction of 1,088 units from its Draft RHNA Allocation of 7,048 units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to deny the requested revision. The motion was seconded (Coleman) and approved by the RHNA Appeals Board by a 6 to 0 vote.

3.4 Revision Request by the City of Pico Rivera

Julia Gonzalez, Deputy Director of Public Works, City of Pico Rivera, requested a reduction in its Draft RHNA Allocation based on several local planning factors. These include: existing or projected jobs-housing balance; sewer or water infrastructure constraints for additional development; and availability of land suitable for urban development or for conversion to residential use and distribution of household growth. Due to these factors the City requests a reduction of an unspecified amount to its Draft RHNA Allocation of 850 units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to accept the staff recommendation to deny the requested revision. The motion was seconded (MacDonald) and approved by the Appeals Board by a 6 to 0 vote.

3.5 Revision Request by the City of San Dimas

Larry Stevens, Assistant City Manager, City of San Dimas, stated a revision is sought due to the following planning factors: availability of land suitable for urban development or for conversion to residential use; lands protected from urban development under existing federal or state programs; and distribution of household growth and market demand for housing and loss of units contained in assisted housing developments. The City of San Dimas requests a reduction of an unspecified number of units of the 463 units allocated.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to deny the requested revision. The motion was seconded (Hofbauer) and approved by the Appeals Board by a 6 to 0 vote.

3.6 Revision Request by the City of Santa Monica

Ms. Elizabeth Bar-El, Senior Planner, City of Santa Monica, stated a revision is sought based on the distribution of household growth assumed for purposes of comparable Regional Transportation Plans. The City requests a reduction of 1,174 units from its Draft RHNA Allocation of 1,674 units.

Several housing construction projects were started in 2012, which demonstrates continued efforts to provide housing balance. Hon. Steve Hofbauer asked if the additional units under construction placed the city beyond its 4th cycle RHNA Allocation and by how many units. Ms. Bar-El stated the City met its 4th cycle RHNA Allocation in 2011 and estimates at least half the units receiving permits in 2012 exceed the 4th cycle RHNA Allocation. Huasha Liu stated SCAG staff is not aware of the City exceeding its 4th cycle RHNA requirements. Even if this is the case, the state housing law does not allow jurisdictions taking any credit towards the 5th cycle of RHNA for any built units from the previous cycle. Hon. Bryan MacDonald stated the information presented by the City lacks some specifics and he is therefore hesitant to approve a revision request.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (MacDonald) to deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 5 to 1 vote (with Imperial County voting in opposition to the motion).

3.7 Revision Request by the City of Sierra Madre

MaryAnn MacGillivray, Councilmember, City of Sierra Madre, stated the City seeks a reduction of its Draft RHNA Allocation of 55 units. This reduction is sought based on the following planning factors: existing or projected jobs-housing balance; sewer or water infrastructure constrains for additional development; availability of land suitable for urban development; lands protected from urban development under existing programs; distribution of household growth; loss of units contained in assisted housing developments and high housing cost burdens; housing needs of farmworkers; and housing needs generated by the presence of a university campus.

The City's particular circumstance based on location, size and the uniqueness of Sierra Madre warrants consideration for a revision. Furthermore, they are the only city in San Gabriel Valley whose water supply is based entirely on ground water sources and therefore, requests a RHNA Allocation revision to zero units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (MacDonald) to deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 6 to 0 vote.

3.8 Revision Request by the City of Placentia

John Douglas, representative for the City of Placentia, stated the City seeks a reduction of 131 units from its Draft RHNA Allocation of 492 units. This would result in a revised total of 361 units.

The primary issue for the City involves the pro-rated interpolation made by SCAG staff when the change was made from the 10.75 year period to the 7.75 year period. The use of a straight line reduction of the 10.75 to the 7.75 year period resulted in a skewed Draft Allocation number as the growth forecast was substantially larger for the 2010 to 2015 period as opposed to the later years. Hon, Bryan MacDonald stated there is concern about altering methodology for different jurisdictions and it is important to remain consistent in the process.

After discussion by the Appeals Board a motion was made by Hon. Sukhee Kang to approve the City's request to decrease its Allocation by 131 units. There was no second submitted for the motion and the motion was not considered for lack of a second.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Hofbauer) to accept staff's recommendation to deny the City's revision request. The motion was seconded (Coleman) and approved by the RHNA Appeals Board by a 4 to 2 vote (with Imperial and Orange Counties voting in opposition to the motion).

3.9 Revision Request by the City of Calimesa

The City of Calimesa requests a revision of its Draft RHNA Allocation based on local planning factors including sewer or water infrastructure constraints for additional development and market demand for housing. The City requests a reduction of 1,171 units from its total Allocation of 2,341 units.

It was noted for the record that there were no representatives from the City of Calimesa present at the SCAG Los Angeles office or any of the SCAG Regional Offices.

The request was presented to SCAG staff for response. Huasha Liu referred to the staff report, which outlines details in response to the revision request. Chair Jahn then presented the matter to the RHNA Appeals Board for discussion.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (MacDonald) to deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 6 to 0 vote.

3.10 Revision Request by the City of Norco

The City of Norco requests a revision of its Draft RHNA Allocation based on the lack of availability of land suitable for urban development and high housing cost burdens. Because of these constraints, the City of Norco requests a reduction of an unspecified number of units from its Draft RHNA Allocation of 818 units.

It was noted for the record that there were no representatives from the City of Norco present at the SCAG Los Angeles office or any of the SCAG Regional Offices.

The request was presented to SCAG staff for response. Huasha Liu referred to the staff report, which recommends denial of the requested revision with detailed rationale.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to deny the requested revision. The motion was seconded (Kang) and approved by the Appeals Board by a 6 to 0 vote.

3.11 Revision Request by the City of Fillmore

Hon. Gayle Washburn, Mayor, City of Fillmore, presented the revision request from SCAG'S regional office in Ventura. She stated that the City is seeking a reduction of 100 Very-Low Income units and 100 Low Income units from its Draft RHNA Allocation of 694 units. This revision is sought based on the following planning factors: existing or projected jobs-housing balance; availability of land suitable for urban development or for conversion to residential use; county policies to preserve prime agricultural land; and market demand for housing.

Huasha Liu, SCAG Staff, stated that the City's 5th Cycle RHNA Allocation is 30 percent lower than its 4th Cycle RHNA Allocation. Staff recommended denying the City's revision request to reduce its Draft RHNA Allocation.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to accept the staff recommendation and deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 6 to 0 vote.

3.12 Revision Request by the City of Ojai

Robert Clark, City Manager, City of Ojai, stated that a revision is sought due to the following: existing or projected jobs-housing balance; availability of land suitable for urban development or for conversion to residential use; and distribution of household growth assumed for purposes of comparable Regional Transportation Plans. Because of

these constraints, the City of Ojai requests a reduction of 240 units from its Draft RHNA Allocation of 371 units.

Huasha Liu, SCAG Staff, stated that the city's 5th cycle RHNA Allocation is 14 percent lower than its 4th cycle Allocation. Staff recommended denying the City's revision request to reduce its Draft RHNA Allocation.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made by Hon. Darcy Kuenzi to approve a partial reduction of 120 units for the City of Ojai. There was no second submitted for the motion and the motion was not considered for lack of a second.

A motion was made (Coleman) to accept the staff recommendation and deny the requested revision. The motion was seconded (Kang) and approved by the Appeals Board by a 6 to 0 vote.

3.13 Revision Request by the City of Oxnard

Chris Williamson, Principal Planner, City of Oxnard, presented the revision request from SCAG's Regional Office in Ventura. Mr. Williamson stated that a revision is sought due to several factors including sewer and water infrastructure constraints for additional development, county policies to preserve prime agricultural land, market demand for housing, and county-city agreements to direct growth toward incorporated areas of the county. Mr. Williamson stated a revision is requested to reduce the City of Oxnard's Draft RHNA Allocation by 2,801 units from its current Allocation of 7,301 units.

Mr. Williamson noted a 2008 Decapolis population report indicating growth in the jurisdiction to reach 71,602 for the year 2040. There is concern growth is frontloaded in the first 10 years of Oxnard's General Plan and conflicts with planning for their new water plan and facility. Chair Jahn asked if the City of Oxnard is under a building moratorium. Mr. Williamson stated the city is not under a building moratorium.

Huasha Liu, SCAG staff, stated that consideration for a revision request is based on the revision request's merit for a particular jurisdiction and not related to any action related to a neighboring jurisdiction. Additionally, the 2008 Decapolis Report was based on 2000 Census data and was associated with the 2008 Regional Transportation Plan (RTP). Current RHNA Allocations are based on the 2010 Census, and the 2012 RTP/Sustainable Communities Strategy (SCS).

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to deny the requested revision. The motion was seconded (Coleman) and approved by the Appeals Board by a 5 to 1 vote (with Los Angeles County voting in opposition to the motion).

3.14 Revision Request by Ventura County

Chris Stephens, Director, Resource Management Agency, County of Ventura, stated that a revision is sought due to the following factors: existing or projected jobs-housing balance; sewer or water infrastructure constraints for additional development; availability

of land suitable for urban development; county policies to preserve prime agricultural land; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; market demand for housing; county-city agreements to direct growth toward incorporated areas of the county; high housing cost burdens; housing needs of farmworkers; and housing needs generated by the presence of a university campus. Because of these constraints, the County of Ventura requests a reduction of 536 units from its Draft RHNA Allocation of 1, 410 units.

Mr. Stephens stated that he felt the County of Ventura should not grow at a rate greater than the cities within the County. The County's reductions average 38% and if that percentage was applied to the County's RHNA numbers, it would represent a total Allocation of 1,115 units. This would have the unincorporated areas grow at the same rate as the cities.

A motion was made (Hofbauer) to reduce the County of Ventura's Allocation to 1,115 units and seconded (Kuenzi). The motion was approved by the RHNA Appeals Board by a 4 to 2 vote (with Orange and Riverside Counties voting in opposition to the motion).

CHAIR'S REPORT

None.

STAFF REPORT

Huasha Liu stated that SCAG staff has been asked to revisit the RHNA Trade and Transfer Guidelines. At its February meeting, the Regional Council approved the Trade and Transfer Guidelines. However, a need to revisit the guidelines has arisen, particularly with respect to the subject in the Guidelines that jurisdictions must be contiguous. SCAG staff is making minor amendments to the Trade and Transfer Guidelines and requests a meeting of the RHNA Subcommittee sometime during the week of April 23, 2012.

As further background information, Joann Africa, SCAG Staff, stated that the current Trade and Transfer Guidelines indicate that local jurisdictions deciding to trade Draft RHNA Allocation units must be geographically contiguous. Ms. Africa stated that it would be useful to bring this item back to the RHNA Subcommittee and subsequently to the CEHD. Timeliness is important as some jurisdictions may be considering utilizing the trade and transfer process instead of pursuing an appeal. It is beneficial to the process and stakeholders to seek an amendment so it can be timely brought to the Regional Council meeting on May 3, 2012. This amendment would provide a resolution prior to the appeals deadline of May 29, 2012. The RHNA Appeals Board directed staff to schedule a meeting for April 24, 2012 to consider this matter.

ANNOUNCEMENTS

None

ADDITIONAL PUBLIC COMMENT

None

ADJOURNMENT

The Regional Housing Needs Assessment Subcommittee Appeals Board meeting adjourned at 4:22 p.m. The next meeting of the RHNA Subcommittee will be April 24, 2012.

Huasha Liu

Director, Land Use and Environmental Planning

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SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE MINUTES OF MEETING NO. 12 April 24, 2012

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN THE OFFICE OF REGIONAL COUNCIL SUPPORT.

The Regional Housing Needs Assessment Subcommittee of the Southern California Association of Governments (SCAG) held its meeting at the SCAG office in Los Angeles. The meeting was called to order by the Hon. Bill Jahn. There was a quorum.

Present

Representing Los Angeles County

Hon. Margaret Finlay, Duarte, District 35 (Primary) – present

Representing Orange County

Hon. Sukhee Kang, Irvine, District 14 (Primary) – via videoconference Hon. Ron Garcia, Brea, OCCOG (Alternate) – via teleconference

Representing Riverside County

Hon. Darcy Kuenzi, Menifee, WRCOG (Primary) - via videoconference

Representing San Bernardino County

Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): **Chair** – via videoconference Hon. Ginger Coleman, Apple Valley, District 65 (Primary) – via videoconference

Representing Ventura County

Hon. Carl Morehouse, Ventura, District 47 (Alternate) – via videoconference

Representing Imperial County

Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary) – via videoconference

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Hon. Bill Jahn, Chair, called the meeting to order at 9:05 a.m.

PUBLIC COMMENT

None

ACTION ITEMS

1. <u>Proposed Amendment to SCAG's Guidelines Related to the RHNA Trade & Transfer Process</u>

Joann Africa, SCAG Chief Counsel, provided a summary of the proposed amendment. She stated that in February 2012 the RHNA Subcommittee, the Community, Economic & Human Development Committee, and the Regional Council reviewed and approved the RHNA Procedures for Revision Requests, Appeals and Trade & Transfer. At that time, staff noted that an amendment may be forthcoming as questions were received regarding the Trade & Transfer Guidelines and the particular guidance related to the jurisdictions that are geographically contiguous.

An amendment to the trade and transfer process is being proposed in order to provide greater latitude to jurisdictions. According to law, as long as the trading jurisdictions agree to a redistribution of their Draft Allocations and it equals the original Allocation total by income categories, the Council of Governments will accept the trade and transfer.

A need to address this issue has arisen as some jurisdictions may be considering a trade and transfer rather than pursuing an appeal. The modification is consistent with the primary recommendation but adds flexibility for trades between jurisdictions not within the same county.

Hon. Margaret Finlay asked what advantage a jurisdiction receives by accepting a greater number of units. Huasha Liu, SCAG Staff, stated that a jurisdiction may seek a greater number of units as an opportunity to pursue greater economic growth as part of local development or redevelopment efforts.

A motion was made (Finlay) to approve staff recommendation and submit the proposed revisions to the Community, Economic & Human Development Committee. The motion was seconded (Morehouse) and approved by the Subcommittee by a 6 to 0 vote.

CHAIR'S REPORT

None

STAFF REPORT

None

ADJOURNMENT

Hon. Margaret Finlay adjourned the meeting at 9:14 a.m. The next meeting of the RHNA Subcommittee is scheduled for June 18, 2012.

Huasha Liu

Director, Land Use and Environmental Planning

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RHNA Subcommittee Topic Outlook

Meeting	Proposed Date	Subject	Action
1	February 23, 2011	Overview of RHNA Process; review RHNA Task Force recommendations; RHNA work plan and schedule; subregional delegation guidelines; evaluate issues between the DOF and Census projections; notification to HCD and Caltrans of RTP/SCS adoption date; discussion on Integrated Growth Forecast foundation	Approve charter; approve RHNA work plan and schedule; recommend to CEHD to notify HCD and Caltrans of RTP/SCS adoption date
2	March 22, 2011	Subcommittee Charter; subregional delegation	Approve the RHNA Subcommittee Charter
3	April 19, 2011	Changes to housing element requirements; AB 2158 factor discussion; Draft RHNA Methodology framework, Subregional delegation agreement	
4	May 27, 2011	Regional determination update; Social equity adjustment discussion; Subregional delegation agreement,	Provide direction on subregional delegation
5	June 24, 2011	Update on RHNA consultation with HCD; social equity adjustment; replacement needs survey; AB 2158 factor survey	Recommend a social equity adjustment to CEHD
6	August 12, 2011	Replacement need survey results; AB 2158 factor survey results; continued discussion on Methodology: overcrowding; at-risk affordable units; high housing cost burdens; farmworker housing	
7	August 26, 2011	Continued discussion on proposed RHNA Methodology	Recommend proposed Methodology to CEHD
8	September 16, 2011	RHNA annexation policy	
9	October 11, 2011	Proposed RHNA Methodology excess vacancy credit application	
11	November 4, 2011	RHNA Annexation Policy	Recommend approval of annexation policy
12	December 9, 2011	Discuss Draft RHNA Allocation Plan; RHNA revisions and appeals process guidelines; proposed guidelines on RHNA transfers relating to annexation and incorporation	Recommend Draft RHNA Allocation Plan; recommend RHNA revisions and appeals process guidelines; recommend proposed guidelines on RHNA transfers relating to annexation and incorporation
13	April 19, 2012	Review submitted revision requests	Determine revision requests
14	July 12, 2012	Hearing on appeals	Determine appeals
15	July 13, 2012	Hearing on appeals	Determine appeals
16 17	July 2012 (TBD) August 24, 2012	Review and ratify the decisions on appeals Final meeting	Issue written decisions regarding appeals Recommend to CEHD proposed Final RHNA Allocation Plan

CEHD and Regional Council

Proposed Date	Meeting	Action
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March 3, 2011	CEHD	Approve Subcommittee charter; approve RHNA schedule and work plan
April 7, 2011	CEHD	Approve Subcommittee charter
April 7, 2011	Regional Council	Approve RHNA schedule
June 2, 2011	CEHD and Regional Council	Approve subregional delegation agreement
June 2, 2011	Regional Council	Approve Subcommittee charter
September 1, 2011	CEHD	Recommend release of proposed RHNA Methodology
September 1, 2011	Regional Council	Release proposed RHNA Methodology
November 3, 2011	CEHD	Recommend Final RHNA Methodology
November 3, 2011	Regional Council	Approve Final RHNA Methodology
January 5, 2012	CEHD	Recommend Regional Council distribution of Draft RHNA Allocation Plan; recommend approval of revisions and appeals guidelines; recommend proposed guidelines on RHNA transfers relating to annexation and incorporation
February 2 2012	Regional Council	Approve distribution of Draft RHNA Allocation Plan; approve RHNA revisions and appeals guidelines; approve guidelines on RHNA transfers relating to annexation and incorporation
September 6, 2012	CEHD	Approve proposed Final RHNA Allocation
October 4, 2012	Regional Council	Public hearing to adopt Final RHNA Allocation

Revised Schedule of July 12 and July 13, 2012 Public Hearing on RHNA Appeals (Amended)

Thursday, July 12, 2012 SCAG Main Office 818 W 7 th Street, 12 th Floor Board Room Los Angeles, CA 90017	Friday, July 13, 2012 SCAG Main Office 818 W 7 th Street, 12 th Floor Board Room Los Angeles, CA 90017
9:00 a.m. – 12:15 p.m. 1. City of Calabasas 2. City of Long Beach 3. City of Norwalk	9:00 a.m. – 12:15 p.m. 1. County of Ventura 2. City of Oxnard 3. City of Ojai
12:45 p.m. – 5:00 p.m. 4. City of San Dimas 5. City of Sierra Madre 6. City of Pico Rivera 7. City of Dana Point	12:45 p.m. – 3:00 p.m. 4. City of Fillmore 5. City of Norco

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Huasha Liu, Director, Land Use and Environmental Planning, 213-236-1838,

liu@scag.ca.gov

Joann Africa, Chief Counsel, 213-236-1928, africa@scag.ca.gov

SUBJECT: Public Hearings to Consider Appeals Submitted by Jurisdictions Related to the Draft RHNA

Allocation

EXECUTIVE DIRECTOR'S APPROVAL:

foras Wehall

RECOMMENDED ACTION:

Hold the required public hearings to review the appeals submitted by twelve (12) jurisdictions regarding their respective Draft RHNA Allocations; review corresponding staff recommendations as reflected in the staff reports; and make a determination to grant, partially grant, or deny each appeal.

EXECUTIVE SUMMARY:

As part of the process to develop the RHNA Allocation Plan, jurisdictions may submit an appeal to their respective Draft RHNA Allocation, which was approved for distribution by the Regional Council on February 2, 2012. The appeals of the twelve (12) jurisdictions will be considered by the RHNA Appeals Board as part of the public hearings to take place on July 12 and 13, 2012. Each of the jurisdictions was properly notified of these public hearings. SCAG staff has reviewed each appeal and its supporting documentation, and is providing recommendations to the RHNA Appeals Board for action.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

SCAG's Regional Council has delegated to the RHNA Subcommittee the responsibility of reviewing and making the final decisions regarding RHNA-related revision requests and appeals. This is set forth in the RHNA Subcommittee Charter approved by the Regional Council on June 2, 2011. Specifically, the Charter provides that the RHNA Subcommittee will be responsible to "review and make the final decisions regarding revisions requests and appeals submitted by a local jurisdiction related to the jurisdiction's Draft RHNA Allocation. In this capacity, the RHNA Subcommittee shall be known as the "RHNA Appeals Board." These decisions of the RHNA Appeals Board are final, and shall not be reviewed by the CEHD Committee or by the Regional Council.

The Draft 5th RHNA Allocation Plan was approved for distribution by the SCAG Regional Council on February 2, 2012. The Draft Allocation Plan is a result of the two-year Integrated Growth Forecast process



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and the application of the RHNA Allocation Methodology, adopted by the Regional Council on November 3, 2011.

Between 2009 and 2011, SCAG staff surveyed each of the region's jurisdictions on their population, household, and employment projections as part of a collaborative process to develop the Integrated Growth Forecast. Jurisdictions were asked to provide input on this data as the basis to develop the 2012-2035 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and RHNA projections. During this time, SCAG staff engaged in extensive communication and data sharing with each jurisdiction in the SCAG region, including in-person meetings, to ensure the highest participation in gathering local input.

Since January 2011, the RHNA Subcommittee held regular monthly meetings to discuss the RHNA process and policies, and to provide recommended actions to the CEHD. All jurisdictions and interested parties were notified of upcoming meetings to encourage active participation in the process. Recommendations from the RHNA Subcommittee requiring further action were reviewed by the CEHD and the Regional Council, as needed.

In January 2011, SCAG distributed an informal planning factor ("AB 2158") survey to all jurisdictions intended to request for additional information and input from jurisdictions to develop the SCS. The survey requested input regarding opportunities and constraints for development in their respective cities/counties, such as lack of water infrastructure, protected open space, and market demand for housing. Responses were due in March 2011.

As a required component of the RHNA process, a formal AB 2158 planning factor survey was distributed in June 2011 to all jurisdictions, which included the same factors described in the prior informal survey. During this time, SCAG held five informal "Open House" sessions to answer questions about the survey and the RHNA process. SCAG used responses from both surveys in its development of the RHNA Allocation Methodology.

As discussed, the RHNA Allocation Methodology was developed according to the procedures outlined in state housing law and through extensive outreach with jurisdictions. The RHNA Subcommittee, over the course of two meetings on August 12 and 26, 2011, recommended the release of the proposed RHNA Allocation Methodology to the Community, Economic and Human Development (CEHD) Committee. The CEHD Committee reviewed, discussed and further recommended the proposed methodology to the Regional Council, which approved the proposed methodology for distribution on September 1, 2011. During the course of a 60-day public comment period, SCAG met with interested jurisdictions and stakeholders to present the process, answer questions, and collect input. SCAG also held public hearings on October 11 and 19, 2011 to receive verbal and written comments on the proposed methodology. The Regional Council adopted the RHNA Methodology on November 3, 2011.

On April 4, 2012, the Regional Council unanimously approved SCAG's 2012-2035 RTP/SCS, including its jurisdictional-level Integrated Growth Forecast.

On April 19, 2012, the RHNA Appeals Board held a meeting to review the submitted revision requests to the Draft RHNA Allocation. Fourteen jurisdictions submitted revision requests to their respective Draft RHNA Allocation. Per State housing law, jurisdictions must base their request



on at least one of the AB 2158 planning factors. A total of 7,378 units were requested for reduction. Twelve of the revision requests were denied by the Appeals Board and two, La Puente and the County of Ventura, were granted partial reductions of 149 and 295, respectively. The 444 successfully reduced units were deducted from the Draft RHNA Plan.

Jurisdictions that were not satisfied with their revision request result had option to file an appeal on their Draft RHNA Allocation based on the AB 2158 planning factors. In addition, appeals could be filed based upon SCAG's failure to determine the jurisdiction's share of the regional housing need in accordance with the adopted RHNA Allocation Methodology, or a significant and unforeseen change in circumstance. For jurisdictions that did not file a revision request, a filed appeal can only be based on the application of the adopted RHNA Allocation Methodology or change of circumstance. The deadline to receive appeals was on May 29, 2012. The RHNA Appeals Board will be reviewing twelve submitted appeals, which represent a total of 4,247 contested housing units.

As previously noted, the responsibility of the RHNA Appeals Board is to review each of the appeals and make a determination to grant, partially grant, or deny the appeal from the jurisdiction. SCAG staff has reviewed the appeals and supporting documentation, and has made the recommendation to deny each of the appeals received based on various factors.

At the Public Hearings, each appeal will be allotted approximately one hour. The appealing party (i.e., the local jurisdiction) will have 20 minutes to present its position before the RHNA Appeals Board. The presentation may include supporting visuals, but must be completed within the allotted time. Once the jurisdiction completes its presentation, the RHNA Appeals Board will discuss the appeal, its consistency with the law, and its documentation. The RHNA Appeals may also request a brief report from SCAG staff. Members of the RHNA Appeals Board may ask questions of the jurisdiction or SCAG staff. Subsequently, the RHNA Appeals Board will make a final determination to approve, partially approve, or deny the appeal.

Unlike the revision request process, successfully appealed units will be proportionally redistributed to all jurisdictions in the SCAG region. In accordance with state housing law, SCAG must maintain the regional total resulting from the revision request process of 412,277 housing units.

In August 2012, upon completion of the Trade and Transfer process, if applicable, the RHNA Subcommittee will review the proposed final RHNA Allocation Plan and make its recommendation to CEHD, which will in turn review and make further recommendations to the Regional Council. While the RHNA Appeals Board makes the final decision on the revision requests and appeals, the RHNA Subcommittee will make a recommendation to CEHD on the proposed Final RHNA Allocation Plan, including Trade and Transfers, if applicable. It is scheduled for the Regional Council to adopt the Final RHNA Allocation Plan on October 4, 2012. According to the Housing Law, housing elements must be adopted by jurisdictions by October 2013.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENT:

1. Staff Reports to Submitted Appeals and Corresponding Appeals Submitted by Jurisdictions



Agenda Item 4.1

REPORT

DATE: July 13, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the County of Ventura

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The County of Ventura requests a RHNA reduction based on several local planning factors. The local planning factors cited for appeal include existing or projected jobs-housing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development or for conversion to residential use, lands protected from urban development under existing federal or state programs, county policies to preserve prime agricultural land, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, county-city agreements to direct growth toward incorporated areas of County, high housing cost burdens, housing needs of farmworkers, and housing needs generated by the presence of a university campus within a jurisdiction. Because of these factors, the County of Ventura requests a reduction of 160 units from its Draft Allocation of 1,410 units. In addition, it should be noted that the County of Ventura's Draft Allocation was reduced by 295 units as part of the revision request process, such that the County's adjusted Allocation is 1,115 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the County of Ventura's appeal to reduce its Allocation by 160 units. Local growth input from the County and local jurisdictions within the County gathered through the Integrated Growth Forecast process was incorporated into the RHNA process according to the adopted RHNA Methodology, and was the basis for determining RHNA share of future need in conjunction with the local planning factor survey data. Per Government Code Section 65584.04 (d)(2)(A), a decision made by a water provider other than the jurisdiction must preclude the jurisdiction from providing water service, however, the County has not provided evidence of such a decision. Furthermore, although the County argues, per Government Code Section 65584.04(d) (5), that there are agreements between the County and cities to direct growth towards



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incorporated areas of the County, there is no evidence that spheres of influence under adjacent city control were changed after the most recent household growth projection was submitted by the County and hence were already excluded from the development of its Draft RHNA Allocation.

BACKGROUND:

The following is a chronology of the events related to the County of Ventura's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Ms. Kim Rodriguez, Planning Director, County of Ventura, indicating the Draft household forecast as follows:

2008	Households	31,452
2020	Households	33,488 (2,036 increment from 2008)
2035	Households	35,840 (4,388 increment from 2008)

SCAG received the local review forms signed by Mr. Chuck Chanin, Planner, County of Ventura, on October 29, 2009 indicating that the county agreed with SCAG's population and household projections but disagreed with the employment projections. The form also indicated that they disagreed with the Census tract level distribution of households and employment.

2. On May 13, 2011, an email was sent from SCAG to Ms. Kim Prillhart, Director of Planning, County of Ventura, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent indicates that the County's Draft household forecast was adjusted as follows:

2008	Households	31,908
2020	Households	33,868 (1,960 increment from 2008, a reduction of 76)
2035	Households	36,216 (4,308 increment from 2008, a reduction of 80)

In addition, SCAG also provided the County this additional household information in detail:

2010	Census (4/1/2010)	31,930
2011	DOF (1/1/2011)	31,733
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	34,068

- 3. On May 26, 2011, a letter was sent from Ms. Kim Prillhart, Director of Planning, County of Ventura to Huasha Liu, SCAG staff, in response to the May 13th email. The letter indicated that the County did not feel that the SCAG forecasts adequately reflect the growth differences between the unincorporated areas and the incorporated areas of the County as indicated by the results of the 2010 Census. Based on the Methodology provided by the County in their letter, SCAG reduced the household growth for the projection period to 1,534, or a reduction of 149.
- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the County of Ventura for their input. The County did not return the surveys to SCAG.



- 5. On November 29, 2011, Ma'Ayn Johnson, SCAG staff, received an email from Ms. Kari Finley, Senior Planner, County of Ventura, asking if the concerns in the letter dated May 26th were considered and incorporated into the final forecast numbers. Ma'Ayn Johnson responded on December 1, 2011 to Ms. Rosemary Rowan, Advanced Planning Manager, County of Ventura, and other County staff that their May 26th input was incorporated into the household forecast, and was slightly adjusted to account for the RHNA projection period.
- 6. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee agenda. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the County of Ventura is 1,410.
- 7. On January 19, 2012, SCAG staff Ma'Ayn Johnson and Frank Wen met with County staff Ms. Rosemary Rowan, Advanced Planning Manager, Ms. Kari Finley, Senior Planner, and Ms. Jennifer Choi, Assistant Planner, regarding their RHNA options at the request of the County.
- 8. On January 26, 2012, Frank Wen, SCAG staff, made a presentation to staff from County of Ventura and other Ventura local jurisdictions on the Integrated Growth Forecast and RHNA.
- 9. On February 6, 2012, SCAG sent a letter to Mr. Michael Powers, County Executive Officer, County of Ventura, indicating the Draft RHNA Allocation for the County of Ventura.
- 10. On March 2, 2012, Frank Wen spoke with Ms. Jennifer Choi, Assistant Planner, County of Ventura, regarding County input and RHNA options.
- 11. On March 15, 2012, SCAG received a RHNA revision request from Mr. Michael Powers, Chief Executive Officer, County of Ventura, based on existing or projected jobs-housing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development or for conversion to residential use, lands protected from urban development under existing federal or state programs, county policies to preserve prime agricultural land, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, market demand for housing, county-city agreements to direct growth toward incorporated areas of County, high housing cost burdens, housing needs of farmworkers, and housing needs generated by the presence of a university campus within a jurisdiction. The County requested a reduction of 536 units from its Draft RHNA Allocation.
- 12. On April 12, 2012, Hasan Ikhrata, Executive Director, SCAG conducted an informal RHNA meeting with representatives from the local jurisdictions.
- 13. On April 13, 2012, Simon Choi, SCAG staff sent an email as follow up to Ms. Rosemary Rowan, Advanced Planning Manager, County of Ventura. The email was regarding Ms. Rowan's assertion at the April 12th meeting that SCAG staff did not respond to the meeting requests by her or her colleagues during the Integrated Growth Forecast, RTP/SCS, and RHNA process. No response was ever received other than a statement from Ms. Rowan that she would check with her predecessor Mr. Bruce Smith.



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- 14. On April 16, 2012 a request from Mr. Chris Stephens, Resource Management Agency Director, County of Ventura, was sent to Frank Wen and Ma'Ayn Johnson, SCAG staff, to provide copies of the local input material received in 2009 from the County. Javier Minjares, SCAG staff, responded the same day and provided scanned local input forms received from Mr. Chuck Chanin, Planner, County of Ventura, on October 29, 2009.
- 15. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the County of Ventura. After the County of Ventura presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to partially grant the County's revision request, and reduce the County's Draft RHNA Allocation by 295 units.
- 16. On May 29, 2012, SCAG received a RHNA appeal from Mr. Michael Powers, Chief Executive Officer, County of Ventura, based on several local planning factors. The County requested a reduction of 60 units from its adjusted Draft RHNA Allocation of 1,115 units.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	31,733
2020 Households	Correspondence #2	33,868
2021 Households	Interpolation	34,068
2011 to 2021 Projected	2021 Households – 2011	2,335
Household Growth (10.75	Households	
years)	-or-	
	= 34,068-31,733	
2014 to 2021 Projected	(10.75 year growth/10.75	1,683
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(2,335/10.75) \times 7.75$	
2014 to 2021 Projected	Correspondence #3	1,534
Household Growth, adjusted		
with County input		

ANALYSIS:

The County of Ventura submits an appeal and requests a RHNA reduction of 160 units based on several local planning factors. Planning factors cited for appeal include existing or projected job-housing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development or for conversion to residential use, lands protected from urban development under existing federal or state programs, county policies to preserve prime agricultural land, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, county-city agreements to direct growth toward incorporated areas of County, high housing cost burdens, housing needs of farmworkers, and housing needs generated by the presence of a university campus within a jurisdiction.



Local Planning Factors

(1) Existing or projected jobs-housing balance [Govt. Code Section 65584(d)(1)]

Issue: The County writes in its appeal that the 2010 Census indicates that its jobs-housing balance equals a 1.29 ratio. According to the County, its General Plan addresses potential jobs-housing balance issues since many jobs located within unincorporated Ventura County are related to agriculture.

SCAG Staff Response: Given that the County did not provide an explanation or documentation to support the citation of this planning factor as a justification reduction, there is no information from which staff can analyze this planning factor as a basis for the County's appeal. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(2) <u>Sewer or water infrastructure constrains for additional development [Govt. Code Section 65584.04(d)(2)(A)]</u>

Issue: In its appeal, the County writes that water service in existing areas in the unincorporated County areas are provided by a number of small mutual water companies or private wells. The County contends that in one of the areas, the monitoring agency requires this area to pay surcharge fees in excess of its Allocation. In another area, water service is provided by another agency and while there are adequate facilities to serve low-density development, minimum Ventura County standards are not met for fire flow for high-density residential use. Moreover, the County argues that the remaining areas in question are located within the sphere of influence of the City of Ventura and are regulated by city water service policy, and new service in one of the areas can only be provided if new development is consistent with the City's General Plan. Additionally, the costs of developing or upgrading sewer systems to support high-density development, especially affordable housing, pose a challenge for the County to provide the necessary infrastructure.

SCAG Staff Response: For Government Code Section 65584.04(2) (A) to apply as a justification to reduce the County's Allocation, the jurisdiction must be precluded from providing necessary infrastructure for additional development due to supply and distribution decisions made by a sewer or water provider other than the local jurisdiction. For each of the areas with water constraints mentioned by the County, it is not evident that the respective water provider has rendered a decision that would prevent the County from providing necessary infrastructure. Moreover, costs to upgrade and develop appropriate infrastructure cannot be considered by SCAG as a justification for a reduction since the RHNA Allocation is not a building quota. Rather, a jurisdiction is required to plan and zone for projected housing need and is not penalized for not developing the assigned units. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(3) Availability of land suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: The County argues that only a small portion of its land is suitable for urban development due to topographical limitations. Moreover, most land that meets the definition of "urban development" is located within the sphere of influence of incorporated cities. The County writes that the "Guidelines for Orderly Development" (Guidelines) is an agreement between the County and surrounding cities to encourage the



annexation of parcels within the sphere of influence of a City if that parcel is to be developed for urban purposes.

SCAG Staff Response: The appeal did not include evidence to support topographical limitations to development. Moreover, Government Code Section 65584.04(d)(2)(B) requires that the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density.

Moreover, per SCAG's adopted Allocation Methodology for this 5th cycle RHNA, the household growth projections were calculated using local input from the Integrated Growth Forecast process. Additionally, the local input on household growth projections was revised further at the County's request in May 2011 to adequately reflect its recommended method to estimate household growth rates. The general presumption is that when providing local input on household growth, planning factors such as land suitable for urban development and spheres of influence outside the County's control are included in the local input provided to SCAG. No evidence was submitted that the spheres of influence have changed since the most current input provided in May 2011. Thus, SCAG staff does not recommend a housing need reduction based on this planning factor.

(4) <u>Lands protected from urban development under existing federal or state programs [Govt. Code Section 65584.04(d)(2)(C)]</u>

Issue: The County contends that most of its unincorporated land is protected from a variety of state and federal programs, and there are many private land trusts that have been established to protect biological diversity. Moreover, the State Land Conservation Act, also known as the Williamson Act, preserves open space and agricultural land through contracts established between the County and qualifying landowners.

SCAG Staff Response: Consistent with the SCAG staff response to the County's suitable urban land factor, SCAG does not recommend a reduction based on this factor. Per SCAG's adopted Allocation Methodology, the household growth projections were calculated using local input for the Integrated Growth Forecast process, including from the County of Ventura. Additionally, the local input on household growth projections was revised further at the County's request in May 2011 to adequately reflect its self-reported change in household growth rates. While the County did not provide a "RHNA number," it provided input on the household growth rate, which SCAG directly incorporated into the Integrated Growth Forecast to develop the County's Draft RHNA Allocation.

It should be presumed that when providing local input on household growth, planning factors such as lands protected by federal and state programs have already been accounted for prior to the local input submitted to SCAG. No evidence was submitted that these areas have changed since the most current input was provided on May 2011. Thus, SCAG staff does not recommend a housing need reduction based on this planning factor.



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(5) County policies to preserve agricultural land within an unincorporated area [Govt. Code Section 65584.04(d)(2)(D)]

Issue: The County of Ventura states that as one of the principal agricultural counties in the State, it has adopted several policies in its General Plan to continue its preservation of the agricultural industry. These policies include discretionary development on farmland, encouragement of Williamson Act contracts, and expanding Greenbelt Agreements. Greenbelt agreements reassure property owners within certain areas that land will not be prematurely converted to uses that are incompatible with agricultural or open space uses. In Ventura County, agreements are executed by mutually interested parties, such as between the County and city, or among cities. Moreover, the County contends that its Save Open-Space and Agricultural Resources (SOAR) Ordinance requires that changes to land designations designated by the County's General Plan as open space, agricultural, or rural can only occur through voter approval.

SCAG Staff Response: Consistent with the SCAG staff response to the County's suitable urban land factor and state-protected lands, SCAG does not recommend a reduction based on this factor. Section 65584.04(d) (2)(D) allows councils of governments to consider county policies to preserve prime agricultural land within an unincorporated area in its Allocation of regional housing need. However, as part of the development of the Integrated Growth Forecast household projections, SCAG staff surveyed all jurisdictions for their local input on projected household growth. The local input served as the basis for household projections so that local planning constraints, such as County policies to preserve prime agricultural land in the cities' spheres of influence, could be identified before the Draft RHNA Allocation distribution to jurisdictions. The County of Ventura provided local input to SCAG on its household growth projection, which at minimum should have considered the above-referenced County policies. For example the farmland inventory map provided in the County's appeal is sourced from 2010, before the County's most recent input on the household growth rate.

Moreover, Government Code Section 65584.04(f) provides that any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits shall not be a justification for a determination or a reduction in the share of a city's or county's regional housing need. Therefore, SCAG is prohibited from considering the above-referenced ordinances or policies as a basis for reducing the County's Allocation.

(6) <u>Distribution of household growth assumed for purposes of comparable Regional Transportation</u> <u>Plans [Govt. Code Section 65584.04(d)(3)]</u>

Issue: The County of Ventura contends that there is no transportation-oriented development in its unincorporated area because there are no major urban areas requiring transit stops in its jurisdiction.

SCAG Staff Response: Transit-oriented housing is one tool for identifying suitable sites, but other types of zoning or policies should be considered by a jurisdiction to accommodate its projected growth. Similar to the staff response on the availability of land suitable for urban development, a jurisdiction should explore alternative development opportunities such as infill development and underutilized land. In addition, current transportation focused development, or lack thereof, does not preclude addressing future housing need, and additional transportation opportunities may possibly occur. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.



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(7) County-city agreements to direct growth toward incorporated areas of County [Govt. Code Section 65584.04(d)(5)]

Issue: The County cites the Guidelines as a comprehensive policy agreement to protect open space and agricultural resources between Ventura County and the cities of Ventura County. Under the Guidelines, proposed urban development within the spheres of influence of a City would annex to the adjacent city to receive municipal services, rather than forming new or expanding existing County service areas.

SCAG Staff Response: As previously mentioned in prior SCAG staff responses, SCAG does not recommend a reduction based on this factor. Per adopted RHNA Allocation Methodology, the household growth projections were calculated using local input from the Integrated Growth Forecast process, including from the County of Ventura. Additionally, the local input on household growth projections was revised further at the County's request in May 2011 to adequately reflect its recommended method in estimating household growth rates. It should be presumed that when providing local input on household growth, planning factors such as policies and agreements to direct growth towards incorporated areas are included in provided input. No evidence was submitted that these areas have changed since the input provided in May 2011, and thus SCAG staff does not recommend a housing need reduction based on this planning factor. Moreover, SCAG is prohibited from considering the above-referenced County ordinances or policies as a basis for reducing the County's Draft Allocation in accordance with Government Code Section 65584.04(f).

(8) <u>High housing cost burdens [Govt. Code Section 65584.04(d)(7)]</u>

Issue: The County of Ventura contends that it has experienced a decrease in population "due to soaring home prices and the shortage of available vacant land for development."

SCAG Staff Response: One of the objectives of state housing law, per Government Code Section 65584(d) (1), is to increase the housing supply and mix of housing types for all jurisdictions. Per Government Code Section 65584.04(2)(B), the County cannot restrict its capacity to accommodate future housing need to developable land, and must also consider alternative zoning and policies. SCAG staff accepts the County's assertion on this particular planning factor but finds that it provides no basis to support a reduction in the County's RHNA Allocation.

(9) Housing needs of farmworkers [Govt. Code Section 65584.04(d)(8)]

Issue: The County explains in its appeal that it is committed to farmworker housing and actively promotes policies and programs for the development of such housing.

Staff SCAG Response: SCAG staff accepts the County's AB 2158 information on this particular planning factor but finds that it provides no basis to support a reduction in the County's RHNA Allocation. For this reason, SCAG does not recommend a reduction in the County's RHNA Allocation based on this planning factor.

(10) Housing needs generated by the presence of a university campus within a jurisdiction [Govt. Code Section 65584.04(d)(9)]

Issue: The County writes that housing needs generated by California State University, Channel Islands for both students and faculty are met through university-owned housing and other



on-campus housing. According to the County, townhomes generated by the University are the County's primary source of new multi-family housing.

SCAG Staff Response: The purpose of the Regional Housing Needs Assessment process is to identify future household need for all income categories for each jurisdiction for a projection period and is not a building quota. Jurisdictions are not penalized if these units do not get built. However, jurisdictions are not exempt from planning for future housing need if past housing need was not developed. SCAG staff accepts the County's assertion on this particular planning factor but finds that it provides no basis to support a reduction in the County's RHNA Allocation. For this reason, SCAG staff does not recommend a reduction in the County's RHNA Allocation based on this planning factor.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the County of Ventura
- 2. Supporting Documentation Provided by the County to Support Its Appeal



county of ventura

COUNTY EXECUTIVE OFFICE MICHAEL POWERS

County Executive Officer

J. Matthew Carroll

Assistant County Executive Officer

Paul Derse Assistant County Executive Officer/

Chief Financial Officer

Catherine Rodriguez
Assistant County Executive Officer/
Labor Relations & Strategic Development

Kelly Shirk

Director Human Resources

May 29, 2012

Southern California Association of Governments RHNA Subcommittee 818 W. Seventh Street, 12th Floor Los Angeles, CA 90017

Re: Fifth Regional Housing Need Assessment (RHNA) Cycle Appeal County of Ventura

Dear Committee Members and Staff:

I would first like to thank you all for your consideration of the County's previous RHNA revision request. Your attentiveness to the difficult issues faced by the County of Ventura in accommodating additional housing units is greatly appreciated; your action to partially reduce our allocation was a significant and difficult step and one I know you did not take lightly. However, as your action was to grant only a portion of our request, the County is hereby seeking a further reduction.

Therefore, in accordance with Government Code Section 65584.05, the County of Ventura is seeking to modify its allocated share of the regional housing need pursuant to Southern California Association of Governments (SCAG) Draft RHNA Allocation Plan. Due to numerous development constraints and lack of appropriate infrastructure, Ventura County is seeking a reduction of 160 units through the appeal process. This reduction would result in a RHNA allocation of 955 units for Ventura County.

Existing law allows local jurisdictions to appeal the draft RHNA allocation based upon RHNA methodology, AB 2158 Local Planning Factors, or changed circumstances. Ventura County based its appeal on AB 2158 Local Planning Factors. Accordingly, a completed Appeal Form (Attachment A) and a copy of the County's recent Revision Request including the Local Planning Factors Survey (Attachment B) are attached.

On April 19, 2012, the RHNA Subcommittee granted a portion of the County's Revision Request based on AB 2158 Factors, resulting in a RHNA of 1,115 units for the unincorporated area of Ventura County. While the reduction of 295 units brings the County much closer to a realistic RHNA number, it is still more than can be accommodated in the unincorporated area due to a multitude of development constraints. Those constraints were highlighted in the County's presentation to the RHNA Subcommittee (Attachment C).

Thank you for your consideration of this RHNA Appeal. If you have any questions or wish to meet to discuss this request, please contact Kim Prillhart, Planning Director at 805/654-2481 or Rosemary Rowan, Advanced Planning Manager at 805/654-2461.

Sincerely,

Michael Powers

County Executive Officer

Attachments:

Attachment A: Appeal Request Form

Attachment B: Revision Request including AB 2158 Local Planning Factors Survey

(w/exhibits)

Attachment C: Ventura County Presentation to RHNA Subcommittee 04-19-12

Attachment A:

Ventura County RHNA Appeal Request Form



Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

Date: May 24, 2012	Jurisdiction: County of Ventura
County: Ventura	Subregion: VCOG
Contact: Rosemary Rowan	Phone/Email: 805-654-2461
APPEAL AUTHORIZED BY:	PLEASE CHECK BELOW:
Name: Michael Powers	Mayor Chief Administrative Officer City Manager Chair of Other: County Board of Supervisors
BASES FOR APPEAL*	
 ☑ Lands protected from urban devel ☑ County policies to preserve prime ☑ Distribution of household growth Plans ☐ Market demand for housing ☑ County-city agreements to direct plans ☐ Loss of units contained in assisted ☑ High housing cost burdens ☑ Housing needs of farmworkers 	balance straints for additional development can development or for conversion to residential use lopment under existing federal or state programs agricultural land assumed for purposes of comparable Regional Transportation growth toward incorporated areas of County
the preservation of open space and agricultural granted a portion of the County's request for rethe immense development constraints, the Couthe RHNA for the 2014-2021 Housing Element List of Supporting Documentation, by Title and	relopment constraints, and its primary land use responsibility is lands. On April 19, 2012, the SCAG RHNA Subcommittee duced RHNA in the Revision Request process. However, due to unty respectfully requests an additional reduction of 160 units in cycle. d Number of Pages:
Cover Letter from Chief Executive Office, 2 p Cover Letter and Basis a Basis and Basis	
·	AB 2158 Local Planning Factors, 14 pages and Exhibits, 21 page
3. Presentation to RHNA Subcommittee 04-19-	
	is to the draft RHNA Allocation Plan can only be made by quest and do not accept the revision request findings made by ogy and changed circumstances.
FOR STAFF USE ONLY: Date Hearing Date:	Planner:

Attachment B:

Ventura County RHNA Revision Request Package



Fifth Regional Housing Needs Assessment (RHNA) Cycle Revision Request All revision requests must be received by SCAG March 15, 2012, 5 p.m. Late submissions will not be accepted.

Date: Mare	sh 15, 2012	Jurisdiction: Venture County			
Use	entura County	Subregion: VCOG			
Contact: R	osemary Rowan	Phone/Email: 805-654-2461			
REVISION F	EQUEST AUTHORIZED BY:	PLEASE CHECK BELOW:			
Mic	chael Powers	Mayor Chief Administrative Officer City Manager			
Name:	tested for	Chair of Other: CEO County Board of Supervisors			
BASES FOR R	EVISION REQUEST				
☑ AB 215	8 Factors (See Government Code Section Existing or projected Jobs-housing bala	3 55			
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Z		evelopment or for conversion to residential use			
Ø		ent under existing federal or state programs			
☑					
Ø	Distribution of household growth assur	med for purposes of comparable Regional Transportation			
团					
Ø		th toward incorporated areas of County			
		sing developments			
☑					
3					
团	Housing needs generated by the prese	nce of a university campus within a jurisdiction			
Brief Descripti	on of Revision Request and Desired	Outcome:			
the preservation	on of open space and agricultural land	ment constraints, and its primary land use responsibility is is. Given this context, the County respectfully requests a sing Element cycle, from 1,410 to 874 total dwelling units.			
List of Support	ing Documentation, by Title and Nu	mber of Pages:			
1. Cover Lette	from CEO, 2 pages				
2. AB2158 Loc	al Planning Factors, 13 pages				
3. Exhibits, 21	pages				
FOR STAFF USE	ONLY: Hearing Date:	Planner:			

county of ventura

COUNTY EXECUTIVE OFFICE
MICHAEL POWERS
County Executive Officer

J. Matthew Carroll
Assistant County Executive Officer

Paul Derse
Assistant County Executive Officer/
Chief Financial Officer

Catherine Rodriguez

Assistant County Executive Officer/
Labor Relations & Strategic Development

March 14, 2012

Southern California Association of Governments RHNA Subcommittee 818 W. Seventh Street, 12th Floor Los Angeles, CA 90017

Re: Fifth Regional Housing Need Assessment (RHNA) Cycle Revision Request County of Ventura

Dear Committee Members and Staff:

In accordance with Government Code Section 65584.05, the County of Ventura is seeking to modify its allocated share of the regional housing need pursuant to Southern California Association of Governments (SCAG) Draft RHNA Allocation Plan. Existing law allows local jurisdictions to request a revision of the draft RHNA allocation based upon AB 2158 Local Planning Factors. As such, a completed Revision Request Form (Attachment A) and a copy of the County's Local Planning Factors Survey (Attachment B) are attached. Although SCAG staff appears to have considered some of these factors in generating the draft RHNA allocation, the overall distribution amongst the cities and unincorporated areas of Ventura County does not consistently reflect planning factors that have guided development within Ventura County during the past forty-two years.

Ventura County is faced with a multitude of development constraints, and its primary land use responsibility is the preservation of open space and agricultural lands. Given this context, the County respectfully requests a 38% reduction in the RHNA for the 2014-2021 Housing Element cycle, from 1,410 to 874 total dwelling units. The County's 536-unit reduction request represents less than 18% of the 3,000 excess units that SCAG has available on a region-wide basis for the RHNA revision process.

The unincorporated area of Ventura County was allocated 1,410 dwelling units for the current planning period (2014-2021), or a slight increase from the 1,404 dwelling units allocated during the previous planning period (2006-2014). However, SCAG's Draft RHNA Allocation Plan includes substantial reductions for nine (9) of the ten (10) cities within Ventura County. Those cities were granted allocations ranging from minus 9% to minus 99%, or on average a minus 28% reduction from the previous planning period.

Unincorporated Ventura County should receive a reduced RHNA number based on the following Local Planning Factors:

Sewer or water infrastructure constraints for additional development;

Hali of Administration 800 South Victoria Avenue, Ventura, CA 93009-1940 • (805) 654-2681 • FAX (805) 658-4500

- Lands protected from urban development under existing federal or state programs or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis;
- Availability of land suitable for urban development or for conversion to residential
 use:
- County policies to preserve prime agricultural land; and,
- County-city agreements to direct growth toward incorporated areas of County.

One example of a Local Planning Factor that affects the County's ability to absorb new residential development is the Guidelines for Orderly Development. Established in 1969, this County-City agreement directs urban-level development to incorporated Cities in Ventura County. It also severely limits urban-level development within the unincorporated area. Over time, Ventura County developed land use regulations that are consistent with the Guidelines for Orderly Development, resulting in ninety-seven percent of the unincorporated land being designated for open space or agricultural use. In addition to locally designated open space and agricultural land, this also includes the Los Padres National Forest, Santa Monica Mountains Conservancy, Coastal Conservancy, land subject to the State Land Conservation Act (LCA), land protected by the Save Open-Space and Agricultural Resources (SOAR) voter initiative, and private land trusts.

Ventura County based its RHNA reduction request on the attached AB 2158 Local Planning Factors Survey (Attachment B). In addition, the County based its 38% reduction request on a recent, comprehensive study of available sites for high-density housing. That study was completed in conjunction with the County's certified 2006-2014 Housing Element and its associated re-zoning program (adopted in 2011). The results of that study indicate that most areas planned for urban-type development do not have adequate and/or available municipal facilities and services. Details are provided in the attached survey responses.

Thank you for your consideration of this RHNA revision request. If you have any questions or wish to meet to discuss this request, please contact Kim Prillhart, Planning Director at 805/654-2481 or Rosemary Rowan, Advanced Planning Manager at 805/654-2497.

Sincerely.

4 Michael Powers

County Executive Officer

Attachments:

Attachment A: Revision Request Form

Attachment B: AB 2158 Local Planning Factors Survey (w/exhibits)

ATTACHMENT B AB 2158 Local Planning Factors

Ventura County RHNA Revision Request March 14, 2012

1. Existing and projected job/housing balance

The 2010 census indicates that the jobs/housing balance for the unincorporated areas of Ventura County (2010) is 41,326 jobs/31,930 housing that equals 1.29 ratio. Based on the 1998 SCAG Regional Transportation Plan forecast, the jobs/household ratio for the 6-county SCAG region for the year 2010 was projected to be 1.44:1 (i.e. 1.44 jobs per household). This number represents a jobs/household "equilibrium" or balance within the SCAG region at that point in time. Although the 1.29 ratio suggests a slightly housing rich/jobs poor situation, this is consistent with the County's Guidelines for Orderly Development that encourages urban development to be located within the City's boundaries. See discussion under # 9.

Many jobs in the unincorporated area are related to agriculture. Multiple-family housing units for those jobs are typically located within adjacent Cities that can supply adequate infrastructure and services to support high-density residential development. However, in accordance with a Farmworker Housing Study, the county has implemented several measures to facilitate development of farmworker complexes as delineated below. The County also supports efforts to construct farmworker and other lower-income housing in the cities (see discussion under # 11).

In addition, The Ventura County General Plan contains the following policy to address potential jobs/housing balance issues (Section 3.4, Goals, Policies and Programs):

Employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project's impact on lower- income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate.

Further, staff is developing a Housing Impact Fee ordinance to address jobs/housing balance projects that will be considered by the Board of Supervisors. Thus, the county is addressing this issue should there be any dramatic changes to the Ventura County jobs/housing balance.

 Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

AB 2158 Local Planning Factors: Page 1 of 13

The lack of sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new development. This section presents a summary explanation of this issue that identifies the following:

- Countywide regulations that constrain sewer and water service and their relationship to State Law
- Recent studies that confirm the status of sewer/water service constraints on development
- Regulatory actions made by sewer and water purveyors that resulted in prohibitive costs for service upgrades or a lack of sewer/water facilities and capacity.

To provide a context for this discussion, it's important to note that land with sewer or water service is only located within areas designated as "Existing Community" within the General Plan. Approximately1.3% of unincorporated land is designated Existing Community. However, not all land designated Existing Community has water and sewer service. Outside the Existing Community areas lies agricultural land, open space land, rural areas, or land occupied by State or Federal facilities.

Countywide Regulations / Relationship with Federal and State Laws

Since 1969, Ventura County and the cities of Ventura County have protected its open space and agricultural resources through a comprehensive policy agreement called the Guidelines for Orderly Development (See LAFCO website for further reference: http://www.ventura.lafco.ca.gov/files/2012/01/2005-GuidelineOD-1.pdf). This agreement contains policies that promote urban-level development within City boundaries and discourages urban-level development within the unincorporated County. Under the Guidelines for Orderly Development, proposed urban development within the spheres of influence of a City would annex to the adjacent city to receive municipal services, rather than forming new or expanding existing County service areas. Consistent with this policy, public sewer and water service providers planned facility development and expansion over the past 40 plus years to support development within Cities until annexation occurred. Thus, the lack of capacity for sewer and water service in the unincorporated areas of Ventura County is a significant constraint on new development.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code Sections 65561 and 65562 and the intent of SB 375.

- Government Code Sections 65561 and 65562 require local jurisdictions to protect open space land for the "...maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources."
- Recently adopted SB 375(2009) also calls for reduction in greenhouse gas emissions through infill and other environmentally friendly development.

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During the past four decades, the Guidelines for Orderly Development resulted in the preservation of agricultural land and open space lands within Ventura County. Currently, about 97.7% of the unincorporated land in Ventura County is preserved for that purpose.

Recent Studies

The lack of sewer and water service in Ventura County was confirmed during the preparation of the Ventura County Housing Element. In 2011, staff conducted a comprehensive study that evaluated the availability of suitable parcels for high-density residential development. The study found that even parcels within the spheres of influence of Cities were generally constrained by water service/storage issues and that, in many cases, the extension of sewer service would be costly. Also, the study confirmed that regulatory actions and decisions made by sewer and water purveyors in Ventura County resulted in: 1) a lack of facilities and capacity for both sewer and water service; and 2) cost prohibitive upgrades to existing facilities or development of new facilities.

Lack of Water Service

Water service in the "Existing Communities" of the unincorporated areas of Ventura County is almost exclusively provided by small mutual water companies or private wells. Many of the small mutual water companies have undersized, aging facilities and infrastructure that is in need of repair or was not designed to serve high-density development. Three specific examples, described below, illustrate the problems associated with finding suitable sites for high-density development with adequate water service in the unincorporated areas.

El Rio Community: Three parcels were evaluated in the El Rio community, which is adjacent to the City of Oxnard. Water service is provided by Cloverdale Mutual Water Company, a small mutual water company. The County's evaluation of these parcels found that providing water service to selected parcels, which would otherwise be suitable for high-density development, was not feasible because it would result in over-extraction of groundwater resources and system upgrade costs that would be prohibitive.

Cloverdale's water extraction is monitored by the Fox Canyon Groundwater Management Agency (FCGMA) via the FCGMA ordinance. The FCGMA was created by State legislation in 1982 to manage groundwater with the objective of controlling over-drafting in the Oxnard Forebay Basin (the Forebay). The FCGMA establishes water extraction allocations for each of the water purveyors within its boundaries. Estimates indicate that Cloverdale currently exceeds its allocation by approximately 3 percent. The FCGMA requires Cloverdale to pay surcharge fees for extractions in excess of its allocation. The water system does not have any interties to other water systems or any outside source of water supply. Water service within the Cloverdale service area is currently unmetered. The current water service lines that extend to the parcels are 2-inch lines that would be too small and need to be upgraded to serve high density residential development. In addition, upgrades to the

AB 2158 Local Planning Factors: Page 3 of 13

water storage and distribution system will be necessary in order to meet water supply requirements for fire-fighting.

- Santa Susana Knolls: The second example involves two parcels located in the Santa Susana Knolls community that is adjacent to the City of Simi Valley. These two sites would be served by Ventura County Waterworks District 8 (VCWWD8) that is operated by the City of Simi Valley. While there were adequate facilities to serve domestic use and low-density development, there was not sufficient water storage to meet minimum Ventura County standards for fire flow for high-density residential use. Although the construction of a one million gallon water storage tank was funded, an adequate site was not identified. Before these sites could be rezoned, that issue would need to be resolved.
- Saticov and N. Ventura Avenue: The third example concerns two unincorporated communities located within the sphere of influence of the City of Ventura. In these two areas - called North Ventura Avenue and Saticoy the City's water policy essentially prohibits high-density residential development. North Ventura Avenue area and Saticoy receive water service from the City of Ventura and are regulated by the City's Water Service Policy (See Exhibit 1, City of Ventura Water Policy, and Exhibit 2, Map of North Ventura Avenue and Saticoy, for reference). In Saticoy, the proposed use cannot require a water service line that exceeds % inch in diameter, which is insufficient to support high-density residential development. In North Ventura Avenue, the City's water policy does not allow new water service unless the development proposal is consistent with the City's General Plan, which promotes non-residential use. Thus, the City's water policies do not allow for high density development in North Ventura Avenue or Saticoy. The Ventura City Council recently reviewed its water policy in Saticoy, and elected not to change its policy in the foreseeable future.

As these three examples demonstrate, the lack of water service within unincorporated communities is a major limitation to finding suitable sites for high-density residential development.

Lack of Sewer Service

Similar to water service, sewer service limitations act as a major constraint on finding suitable sites for high-density residential development, especially sites where affordable housing could be constructed. The costs associated with improving existing sewer systems would effectively eliminate these areas as potential sites for affordable, high-density residential development. Also, most properties in the unincorporated area and not within an existing community/urban area are served by private septic systems that do not support urban-level development.

Currently, public sewer service is provided by thirteen (13) County service areas in the unincorporated areas. These systems were built to serve existing and planned development, which does not include high-density residential development. Planned improvements and upgrades to these facilities would not expand service or increase capacity. Moreover, adding high-density development that would be serviced by

AB 2158 Local Planning Factors: Page 4 of 13

these facilities would result in high development costs because the developer would be required to provide funds to the local sewer service provider to expand capacity or add/improve conveyance lines to service the proposed development.

An example is the El Rio community, which is located in the unincorporated County of Ventura but within the City of Oxnard sphere of influence. This area was recently connected to the City of Oxnard treatment plant for sewer service via extensive upgrades to the local sewer lines. One of the vacant sites evaluated for residential re-zoning is located within this sewer service area. However, the site is located far from the treatment plant, is currently used for agricultural production, and was planned for low-density residential development. In order to increase development capacity on this site, the sewer provider would require a sewer study and expensive upgrades to the conveyance system.

Water and Sewer Service Improvements Costs

An additional obstacle to urban development in the unincorporated area of Ventura County involves funding constraints for development of new/upgraded water and sewer facilities. If a low income residential development were to be located in an area with insufficient sewer or water service, it is likely that the necessary improvements would be borne by the developer and cost-prohibitive for this type of project. Because the County and all ten cities within the County have been operating under the premise that urban development should occur within the cities, no funding sources have been identified or considered for upgrades to the small, older systems.

This is demonstrated by the examples from the residential re-zoning program provided above. Specifically, although upgrades to the El Rio sewer system were recently completed that connected the area to the City of Oxnard sewer treatment plant, the system was designed to accommodate existing development and existing General Plan development capacity which does not include high density residential projects. Increasing the density would require a sewer study and potentially expensive costs. In addition, extensive upgrades to the small mutual water systems would be required to serve high density development and meet fire-fighting standards. Finally, in some areas the adjacent jurisdictions will not serve high density development unless the properties are annexed or a General Plan amendment is approved in their jurisdiction. All of these examples would require a lengthy process, significant cost, and no guarantee of necessary approvals. These situations are clearly out of the control of the Ventura County decision-makers.

3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.

The availability of land sultable for urban development or infill development is severely limited, primarily due to the following factors:

 Lack of available "urban" land, in particular land served by water/sewer services and/or that is not constrained by floodways/floodplains, steep slopes or other constraints

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 Lack of control over the construction rate of "infill" development that is suited to the unincorporated County, namely second dwelling units and farmworker dwelling units.

In addition, consistent with the County's Guidelines for Orderly Development, the County historically allocated funding for low-Income, homelessness, farmworker, and other housing-related projects and programs to Cities within Ventura County rather than to the unincorporated areas. That topic is further discussed in the response to question # 11 below.

Suitable Urban Land

According to the County of Ventura's General Plan, "urban development" is defined as:

"Existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres."

Approximately 1.3% of the land in the unincorporated area meets the definition of urban land, but much of that land cannot be developed at high densities because of water, sewer, flood and slope limitations. Only 0.57% of all unincorporated land is potentially suitable for urban development. As discussed below, a recent study indicates that the amount of land that is suitable for urban development is further limited due to lack of available infrastructure (water, sewer).

Most land that meets the definition of "urban development" is located within the sphere of influence of incorporated Cities. However, much of that land cannot support high-density residential development because adequate water and/or sewer service is not available. As discussed in question #2 above, the Guidelines for Orderly Development encourage the annexation of parcels within the sphere of influence of a City if that parcel is to be developed for urban purposes. This is a countywide policy that cannot be changed through the action of the unincorporated County. It is a long-standing agreement between the County and the Cities of Ventura County, an agreement intended to locate urban development within City boundaries where there is access to urban facilities and services.

As described in question #2 above, staff conducted a study that evaluated the availability of suitable parcels for high density residential development. That study demonstrated that land available for infill development and/or increased residential density is scarce in the unincorporated area. The study evaluated 22 potential parcels located throughout the county that were determined to be vacant and/or underutilized and located near one of the cities for urban services. After additional review, several parcels were eliminated due to lack of water or sewer services, access problems, steep slopes, and floodway/floodplain constraints. The list was narrowed down to eight (8) parcels that were considered for high density residential re-zoning. Even those eight sites had considerable constraints, as discussed under the El Rio community and Santa Susana Knolls examples in question # 2.

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Second Dwelling Units / Farmworker Dwelling Units

This type of development is a small and unreliable source for lower-income housing in Ventura County. Opportunities do exist for infill development through the construction of second dwelling units, in urban and non-urban areas, as well as farmworker dwelling units in non-urban areas. However, the County can only facilitate (not control) this type of development. During the past five years, despite strong efforts by the County to facilitate this type of development, few permits were issued for second dwelling units or farmworker dwelling units. Over the past three years, approximately 16 second dwelling units were permitted each year and one farmworker/caretaker unit was permitted by the County. Based on surveys conducted for the most recent Housing Element, only 60 percent, or 10 units per year, of the second dwelling units could be counted as low-income housing.

4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

Approximately 97 percent of the unincorporated land in Ventura County consists of land that is protected open space and agricultural land, 88 percent is open space and 9 percent is agricultural land (Please see Exhibit 3, Agriculture and Open Space Map, for reference). Much of these lands are protected through a variety of state and federal programs, such as the Los Padres National Forest, the Coastal Conservancy, Santa Monica Mountains Conservancy, State Land Conservation Act (LCA), etc. Furthermore, many private land trusts that have been set up to protect the biological diversity in the region: Ojai Valley Land Conservancy, Ventura Hillside Conservancy, etc. The protection of these lands coincides with the goal of SCAG's Draft Regional Transportation Plan, which states:

"Potential mitigation programs include better planning of transportation projects to avoid or lessen impacts to open space, recreation land, and agricultural lands through information and data sharing, increasing density in developed areas and minimizing development in previously undeveloped areas that may contain important open space" (Draft Regional Transportation Plan, 78).

A State of California program that protects open space and agricultural land is the State Land Conservation Act (LCA), also known as the Williamson Act. This voluntary program preserves open space and agricultural land through contracts established between the County and qualifying landowners. Currently, the County has 1,652 LCA contracts (127,457 acres) that are renewable with no expiration date as of March 1, 2012 (Please see Exhibit 4, LCA map, for reference). An LCA contract restricts contracted land to agricultural or open space uses for 10 to 20 years. In exchange for the land use restriction, the landowner receives preferential property tax treatment. The contract will automatically be renewed unless the owner of the land decides to terminate the contract.

5. County policies to preserve agricultural land within an unincorporated area.

Ventura County is one of the principal agricultural counties in the State. This high productivity is made possible by the County's abundance of natural resources, which

AB 2158 Local Planning Factors: Page 7 of 13

is required for agricultural production. To continue the preservation of the agricultural industry, Ventura County adopted the following General Plan policies and programs (Section 1.6 - Goals, Policies, and Programs):

- Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize Impacts on topsoil.
- Hillside agricultural grading shall be regulated by the Public Works Agency through the Hillside Erosion Control Ordinance.
- Land Conservation Act (LCA) Contracts shall be encouraged on irrigated farmlands.
- The Public Works Agency shall plan transportation capital improvements so as to mitigate impacts to important farmlands to the extent feasible.
- The County shall preserve agricultural land by retaining and expanding the existing Greenbelt Agreements and encouraging the formation of additional Greenbelt Agreements.
- Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

These policies not only apply to land designated for agricultural use within the General Plan, they also apply to land zoned for agriculture within the Open Space designation. Currently, approximately 205,287 acres (19.6%) of the unincorporated area is zoned AE, or Agricultural Exclusive. Non-agricultural development on land zoned AE is severely limited, particularly when soils are classified as Prime, Statewide Importance, Unique or Locally Important.

Greenbelt Agreements

Another County policy that provides protection for agricultural land is the Greenbelt Agreements. These agreements reassure property owners within these areas that land will not be prematurely converted to uses which are incompatible with agriculture or open space uses. In addition, the Greenbelt Agreements reinforce the County Guidelines for Orderly Development. Traditionally, agreements were executed as joint or co-adopted resolutions by mutually interested cities and, in cases where the County is a party to the agreement, by the Board of Supervisors (See Exhibit 5, Greenbelt Map, for reference).

Currently, Ventura County has approximately 164,000 acres protected under Greenbelt agreements for the following areas:

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- Ventura Santa Paula County of Ventura (Ordinance 2006)
- Santa Paula Fillmore County of Ventura (Ordinance 2010)
- Fillmore County of Ventura (Ordinance 2000)
- Ventura Oxnard County of Ventura (Resolution 1994)
- Oxnard Camarillo County of Ventura (Resolution 1984)
- Camarillo County of Ventura (Resolution 1995)
- Thousand Oaks Simi Valley Moorpark County of Ventura (Ordinance 2009)

LCA Contracts

Another example of a State/County policy is The State Land Conservation Act (LCA), also known as the Williamson Act. As noted in Item #4 above, the County has 1,652 LCA contracts that cover 127,457 acres of land. These contracts are renewable with no expiration date as of March 1, 2012 (Please see Exhibit 4, LCA map, for reference).

Save Open-Space and Agricultural Resources (SOAR) Ordinance

In addition to the County policies delineated above, the "Save Open-Space and Agricultural Resources" (SOAR) Ordinance, a voter initiative passed in November 1998 and effective until December 2020, affects all land designated by the County's General Plan as Open Space, Agriculture, or Rural — which accounts for 1,024,127 acres or 97.7% of unincorporated land. SOAR requires that changes to land use, as well as changes to General Plan policy, in the three affected land use designations can only occur through a countywide vote. The SOAR Ordinance is consistent with the "Guidelines for Orderly Development", recognized by SCAG in its methodology, and it coincides with goals stated in SCAG's Regional Transportation Plan (RTP) (Please see SOAR Ordinance, Exhibit 6.)

A SOAR ordinance has been voted upon and adopted for the citles of Ventura, Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Slmi Valley, and Thousand Oaks. Each ordinance establishes a "City Urban Restriction Boundary" (CURB) line around the respective city. Before any land located outside the CURB lines can be developed under the city's jurisdiction for urban purposes, it must obtain citywide voter approval. The goal of this ordinance is to preserve open space and agriculture.

6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.

Countywide, Gold Coast Transit and the Ventura County Transportation Commission (VCTC) provides bus transit services. However, there is no transportation-oriented development in the unincorporated area because there are no major urban areas requiring transit stops in unincorporated Ventura County. In conjunction with the Guidelines for Orderly Development, the Amtrak station and the Metrolink stations, which are urban developments, are all located near urban centers within the incorporated Cities.

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7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.

Not Applicable.

8. The market demand for housing.

Housing Completions by Dwelling Unit Type (1/06-12/11)

Dwelling Unit Type	1/06- 12/06 (DUs)	1/07- 12/07 (DUs)	1/08- 12/08 (DUs)	1/09- 12/09 (DUs)	1/10- 12/10 (DUs)	1/11- 12/11 (DUs)	Total DUs
Single-Family Conventional Dwellings	159	119	102	77	62	46	565
Single-Family Mobile Homes	24	21	11	8	5	4	73
Second DU's	38	26	33	24	14	9	144
Farmworker Units	1	4	9	1	0	1	16
Apartments	130	58	0	0	0	0	188
Townhomes	114	2	4	0	0	0	120
Total	466	230	159	110	81	60	1,106

Source: Ventura County 2012 Annual Report

The market for housing in Ventura County has been in decline since 2008. The year 2011 had the lowest number of housing completions within the past six years. No multi-family dwellings were developed in the past three years and their construction constituted only 23% of residential development within the past six years. The majority of these units were developed by California State University Channel Islands (see discussion under #12).

Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

Since 1969, Ventura County and the cities of Ventura County have protected open space and agricultural resources through a comprehensive policy agreement called the Guidelines for Orderly Development. This agreement contains policies that promote urban-level development within the City boundaries and that discourage urban-level development within the unincorporated County. Under the Guidelines for Orderly Development, proposed urban development within the spheres of influence of a City would annex to the adjacent city to receive municipal services, rather than forming new or expanding existing County service areas. Consistent with this policy, public sewer and water service providers planned facility development and expansion over the past 40 plus years to support development within Cities until annexation occurred, Thus, the lack of capacity for sewer and water service in the

AB 2158 Local Planning Factors: Page 10 of 13

unincorporated areas of Ventura County is a significant constraint on new development.

The Guidelines for Orderly Development, as well as the planning principles that underlie this agreement, are consistent with Government Code Sections 65561 and 65562 and the Intent of SB 375.

- Government Code Sections 65561 and 65562 require local jurisdictions to
 protect open space land for the "...maintenance of the economy of the state,
 but also for the assurance of the continued availability of land for the
 production of food and fiber, for the enjoyment of scenic beauty, for recreation
 and for the use of natural resources."
- Recently adopted SB 375(2009) also calls for reduction in greenhouse gas emissions through infill and other environmentally friendly development.

During the past four decades, the Guidelines for Orderly Development resulted in the preservation of agricultural land and open space lands within Ventura County. Currently, about 97.7% of the unincorporated land in Ventura County is preserved for that purpose.

10. High housing costs burdens.

The 2007 University of California, Santa Barbara Real Estate and Economic Outlook cites the decline in net in-migration as the source of a decrease in population growth within the unincorporated area. Most California coastal communities have experienced similar reductions in population due to soaring home prices and the shortage of available vacant land for development. In 2006, a significant number of residents chose to move to inland counties, such as Kern, Riverside, and San Bernardino which resulted in only 250 net in-migrants to Ventura County.

11. Housing needs of farm workers.

During the past decade, the Planning Division, under direction from the Board of Supervisors, conducted studies on farmworker housing, simplified the process for obtaining a farmworker housing permit, and revised the Non-Coastal Zoning Ordinance to facilitate the development of farmworker housing. The following are examples of initiatives set up for farmworker housing through the housing element.

Housing Element: The 2006-2014 Housing Element was approved by the Board of Supervisors in June 2011. It contained a detailed analysis demonstrating the potential inventory of parcels that would allow the construction of both farmworker dwelling units and farmworker housing complexes. It also contained the following programs for farmworker housing:

- A goal to facilitate the construction of future farmworker housing projects by glving priority for housing assistance to farmworker housing.
- A public Information program designed to facilitate the construction of future farmworker housing units by providing landowners with accessible, easy-tounderstand information on the permit process. The Planning Division is now

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finalizing an informational brochure that describes the farmworker housing permitting process.

The 1998-2005 Housing Element included a commitment to prepare a detailed study on farmworker housing. That study, conducted in 2001-2002 with the participation of the farmworker community, contained a forecast of farmworker housing needs in Ventura County and contained several recommendations. Several recommendations that were subsequently implemented are listed below.

- Amend the zoning ordinance to allow farmworker housing complexes by Planned Development Permit instead of Conditional Use Permit. As of 2003, farmworker complexes are now permitted as Planned Development (PD) permits.
- Amend the Agricultural and Open Space designations and "AE" and "OS" zones to reduce the minimum lot size and building coverage standards. Currently, farmworker units may be developed on a parcel smaller than the required 40 acres for other types of development.
- Seek new and existing, Federal and State grants to help construct farmworker housing complexes, including "package" sewage treatment plants.

Results: Recent permit data for farmworker dwelling units and complexes are as follows:

- In 2009, the Planning Division processed a permit for a 66-unit farmworker housing complex that will house approximately 300 residents in Piru (Valle Naranjal). Construction is nearly complete.
- In 2009, the Limoneira Company obtained a permit to build a farmworker housing complex that will eventually include 74 farmworker housing units and 333 residents. In October 2011, the Planning Division approved a zone clearance for 3 of the 74 farmworker housing units.
- From June 2003 through December 2011, the Planning Division issued 82 zone clearances for farmworker/animal caretaker dwelling units though not all of these units have been constructed

<u>Funding</u>: The County is actively promoting farmworker housing, homelessness, and low-income housing throughout the County of Ventura, not only in the unincorporated area but also in incorporated Citles. For example, on December 6, 2011, the Board of Supervisors appropriated \$500,000 in General Funds as a match to the Ventura County Housing Trust Fund Application. Funds will be transferred upon presentation of an approved contract with HCD. County staff was advised that the VC Housing Trust Fund application was submitted for the maximum potential award of \$2 million. Additional funding and accomplishments related to the Super NOFA- Continuum of Care and the Ventura County Housing and Homeless Coalition can also be found on the CEO website.

AB 2158 Local Planning Factors: Page 12 of 13

12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

The only public California State University located in the unincorporated area of Ventura County is the California State University, Channel Island (CSUCI). Currently, the student and faculty housing needs are met through University-owned housing and auxiliary (contract) on-campus housing. The University plans to provide additional on-campus housing for their students, and campus plans call for adding approximately 550 beds within the campus boundary.

CSUCI also has an off-campus planned development, University Glenn, which is not yet constructed. This development will provide housing for future students, faculty, and the public in the form of 110 townhomes. The CSUCI townhomes are Ventura County's primary source of new multi-family housing.

Exhibits:

- 1. City of Ventura Water Policy
- 2. North Ventura Avenue and Saticoy Existing Communities
- 3. Protected Open Space and Agriculture Map
- 4. LCA Contracts Map
- 5. Greenbelt Map
- 6. S.O.A.R. Measure "B" Ordinance

AB 2158 Local Planning Factors: Page 13 of 13

Attachment C:

Ventura County Revision Request Presentation to SCAG 041912

RHNA Revision Request County of Ventura

SCAG RHNA Subcommittee

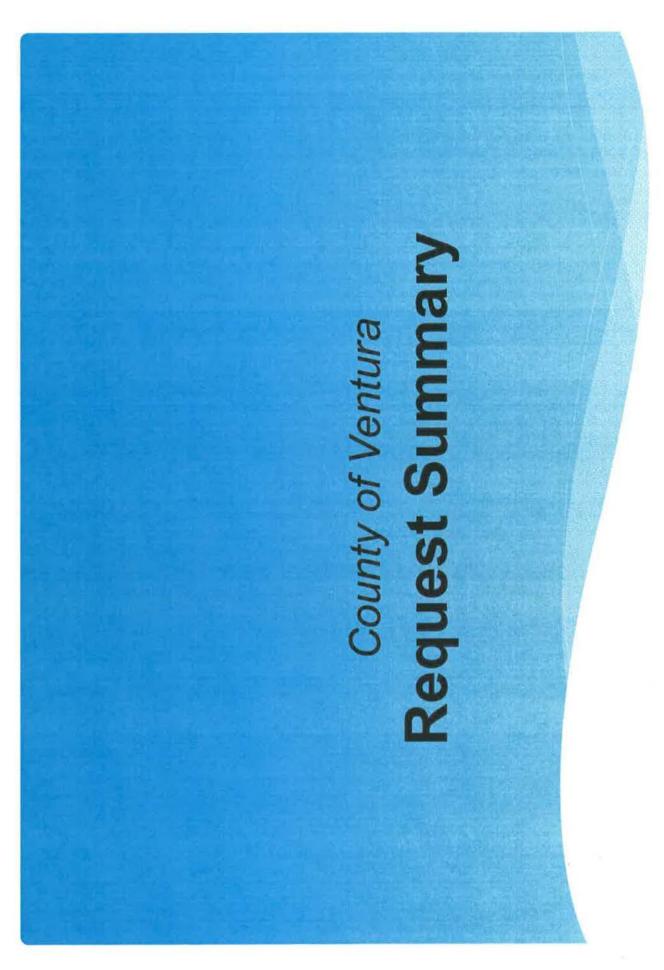
April 19, 2012

Ventura County Planning Division



County of Ventura Presentation

- 1. Request Summary
- 2. RHNA Process
- 3. Revision Request



County of Ventura Request Summary

What is the Ventura County revision request?

- 38% reduction
- From1,410 to 874 dwelling units
- Reduction = 536 units
- Reduction = 15% of available units (3,661)

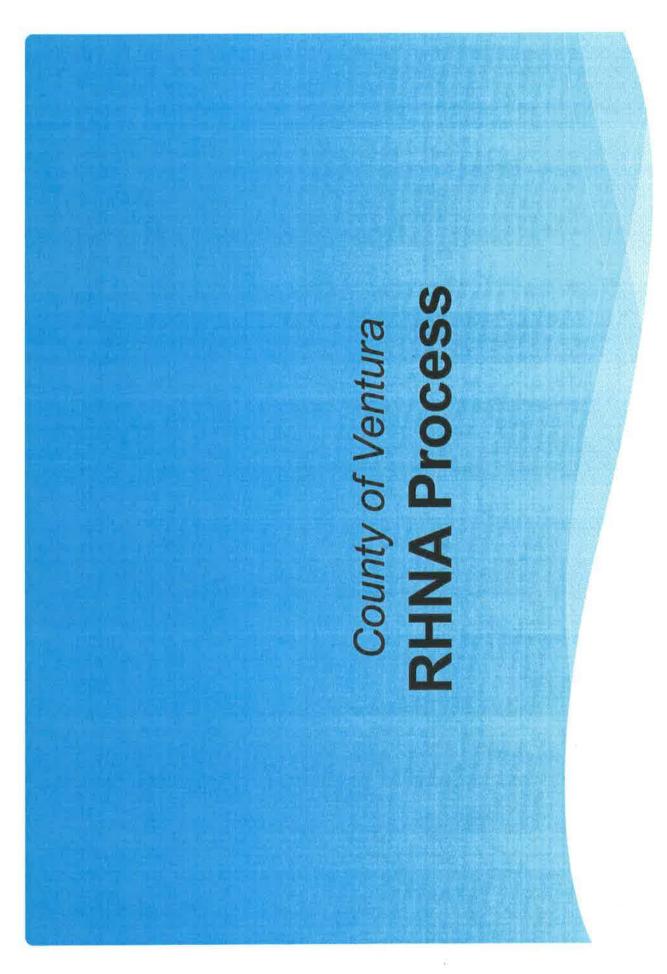
Ventura County:	2014-2021 RHNA Allocation	RHNA Revision Request		
Total Allocation:	1,410 units	875 (- 38%)		

County of Ventura Request Summary

What is basis for request?

- AB 2158 Factors
- Assumption that 40% of allocation must be low-income (vacant land at 20 du/acre)
- Lack of available land to accommodate multi-family development (recent re-zoning program, 2011)
- County programs facilitate farmworker housing and second dwelling units, but high-density housing is located in Cities

Ventura County has a certified Housing Element



What was input from Ventura County?

- Comments on land use maps/data
 Local review form #1 & GIS information
- Comments on growth forecast
 Local review form #2, letter from Planning Director
- County did not provide a RHNA "number"

November 3, 2011 SCAG report:

- The RHNA methodology includes Ventura Co. "agreements...that direct growth toward incorporated areas of the County"
- December 9, 2011:
- SCAG initiates the Revision Request process with 3661 units available

What are SCAG responsibilities, per State law, for a Revision Request process?

- Provide a revision process based on AB 2158 factors
- Accept proposed revisions or explain why the revision is inconsistent with the regional housing need

This process occurs after a draft RHNA is adopted (February 2012).

County of Ventura

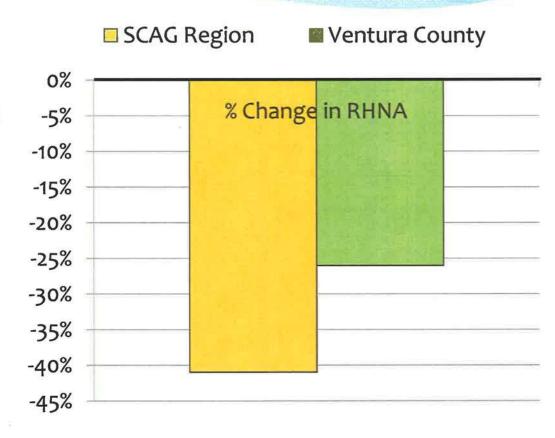
RHNA Process

Jurisdiction (Small to Large)	2010 Households	2014-2021 RHNA	Change to RHNA (2006-2013 vs. 2014-2021)		Job Growth (2010 vs. 2021)	
Ojai	3,111	371	-62	-14%	1,271	22%
Fillmore	4,156	694	-291	-30%	553	18%
Port Hueneme	7,080	2	-178	-99%	188	2%
Santa Paula	8,347	1,285	-956	-43%	1,440	17%
Moorpark	10,484	1,164	-453	-28%	3,323	31%
Camarillo	25,504	2,224	-1,116	-33%	8,279	28%
Unincorporated	31,930	1,410	+6	0%	4,125	10%
Ventura	40,438	3,654	-357	-9%	11,863	20%
Simi Valley	41,237	1,256	-2127	-63%	7,726	20%
Thousand Oaks	45,836	192	-1655	-90%	9,034	14%
Oxnard	49,797	7,301	+208	+3%	8,651	16%

How was RHNA distributed on a region-wide basis?

Region: -41%

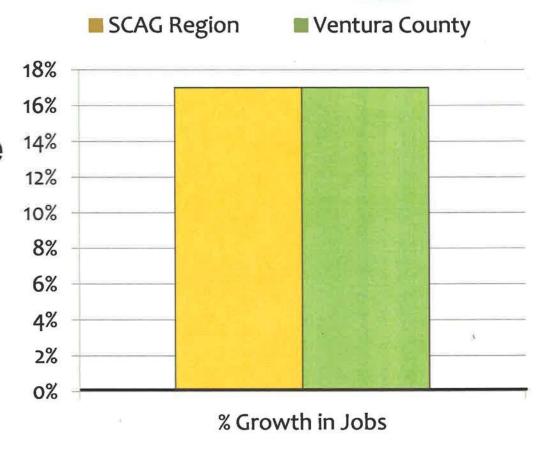
Ventura Co: -26%



How does job growth compare on a region-wide basis?

Region: 17%

Ventura Co: 17%



Were Ventura City/County agreements incorporated into RHNA?

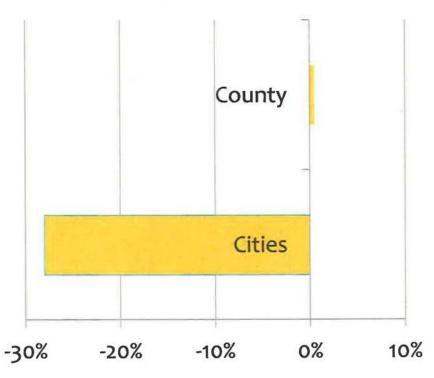
Conclusion: No

A STATE OF

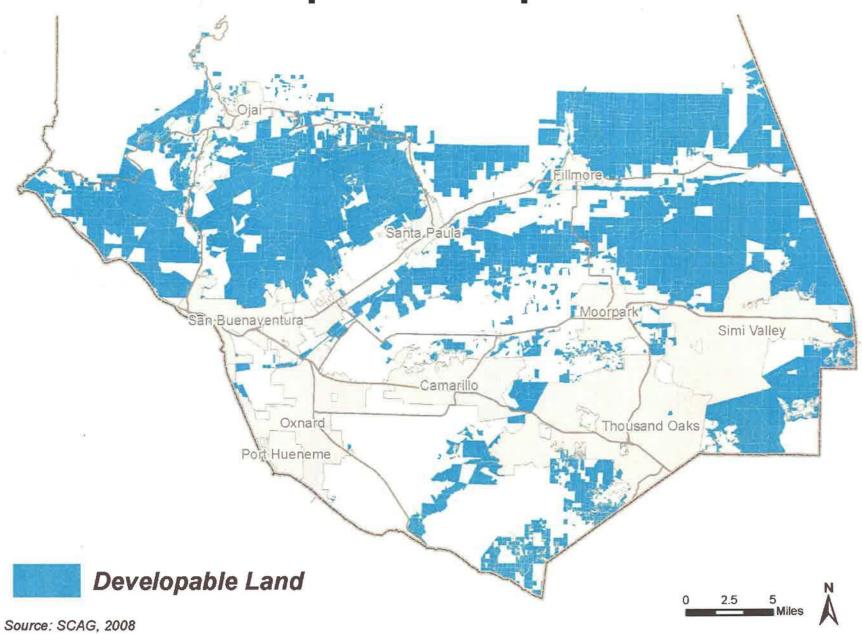
ne

The 2014-2021 RHNA is <u>not</u>
consistent with the Ventura
County Guidelines for Orderly
Development

RHNA Reduction



SCAG Map: "Developable Land"



County of Ventura Revision Request AB 2158

County of Ventura Revision Request

Focused on five AB 2158 Factors:

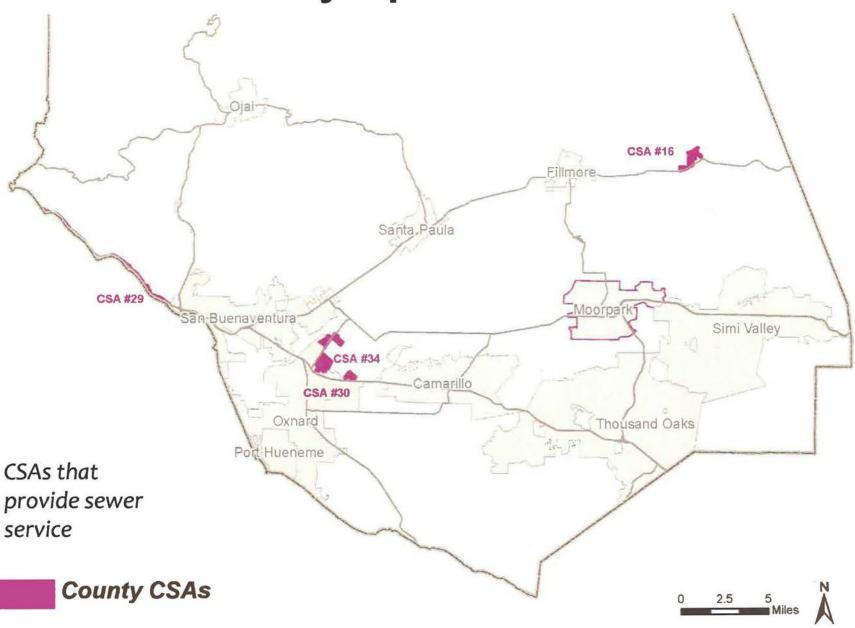
- 1. Lack of capacity for sewer or water service
- Agreements between a county and cities in a county to direct growth toward incorporated areas of the county
- Lands preserved or protected from urban development under existing federal/state programs (or both) designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.
- County policies to preserve agricultural land within an unincorporated area
- Availability of land suitable for urban development

County of Ventura Revision Request

#1: Lack of capacity for sewer or water service:

- Extension of Sewer Service limited by Guidelines for Orderly Development
- Guidelines for Orderly Development encourage annexation to City
- Services affected by city policies (spheres of influence)

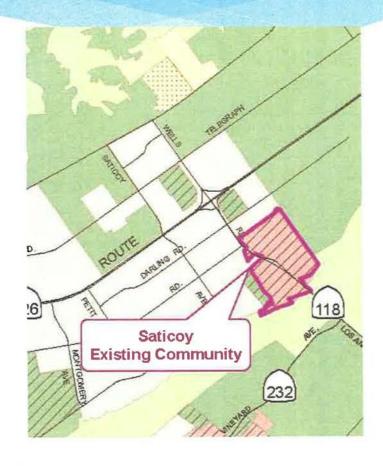
County Operated CSAs



#1: Sewer/water service

Saticoy Example

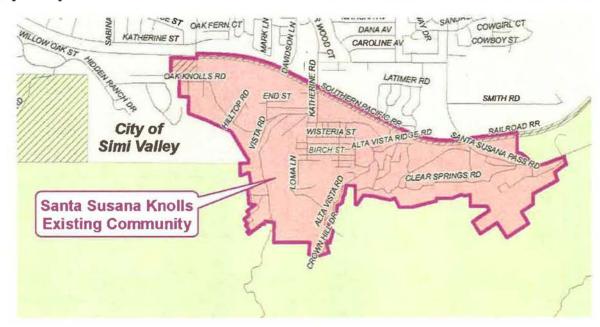
- Within City of Ventura Sphere of Influence
- Only water source is from City
- City water policy will not allow greater than ¾-inch line which is not suitable for high density residential development



#1: Sewer/water service

Santa Susana Knolls Example

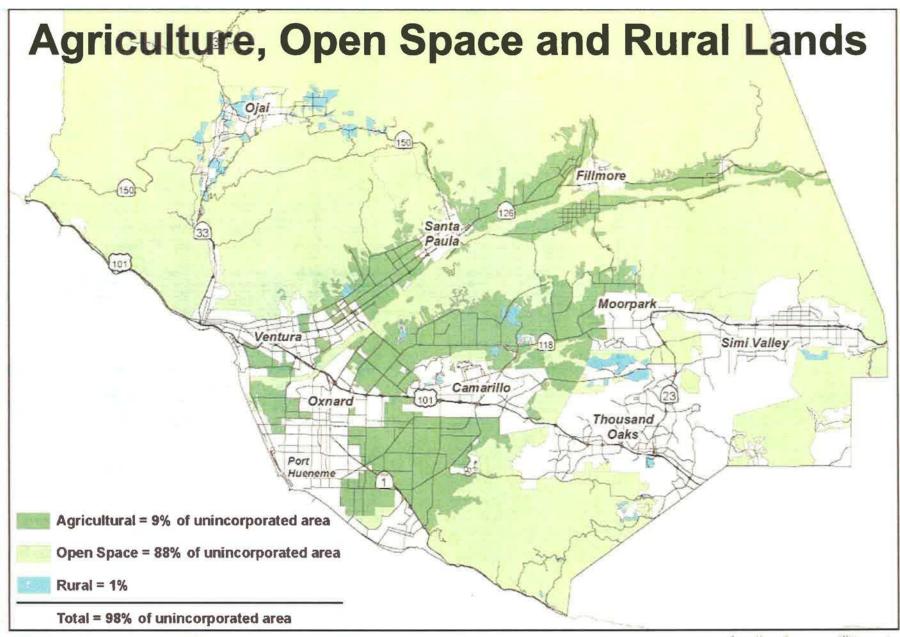
Located in high fire hazard area, and water storage for firefighting purposes does not meet current fire standards.



#2: Agreements between a county and cities in a county to direct growth toward incorporated areas of the county

Guidelines for Orderly Development

- 1969 agreement amongst all 10 cities and county to locate urban development within cities
- County regulations adhere to its requirements
- Limits opportunities to develop in unincorporated area
- County funds for homeless and affordable housing directed to Cities

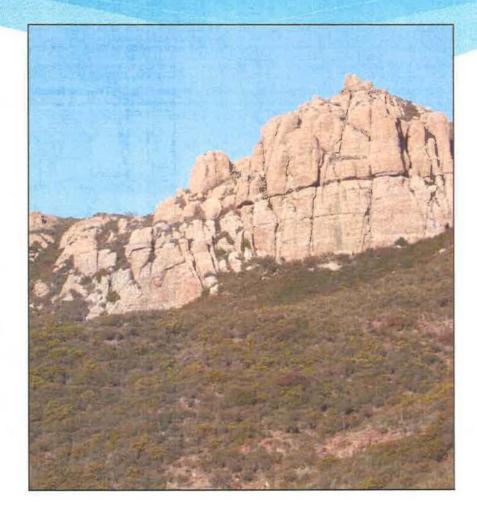




Open Space, Rural and Agricultural Land Uses



#3: Lands preserved or protected from urban development under existing federal/state programs designed to protect open space, farmland, environmental habitats, and natural resources on a longterm basis.



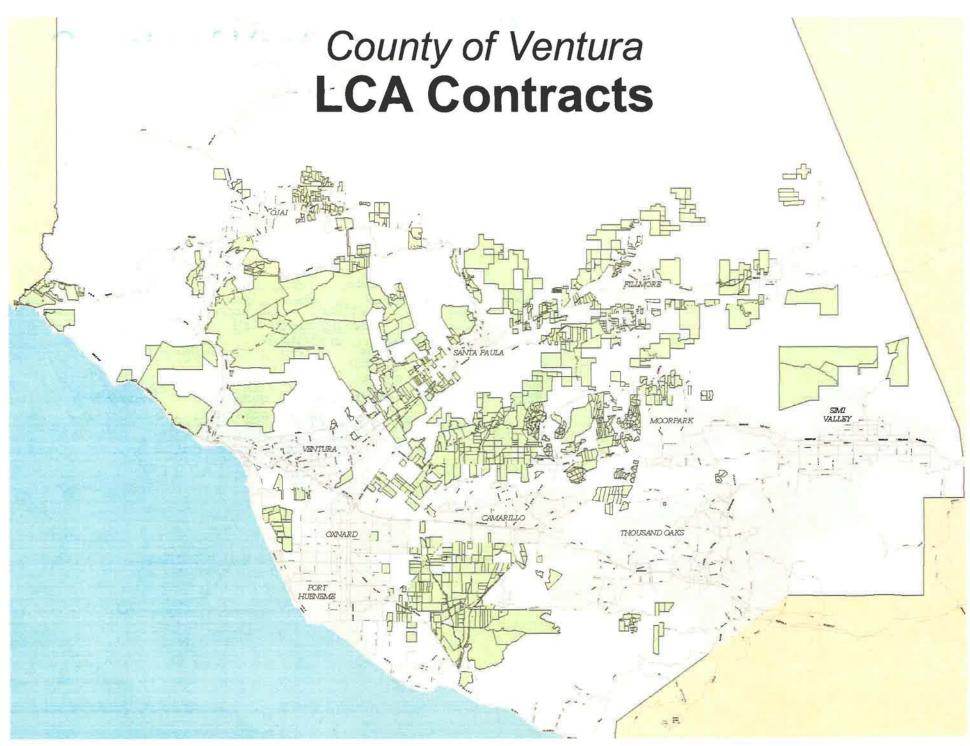
#4: County policies to preserve agricultural land within an unincorporated area.

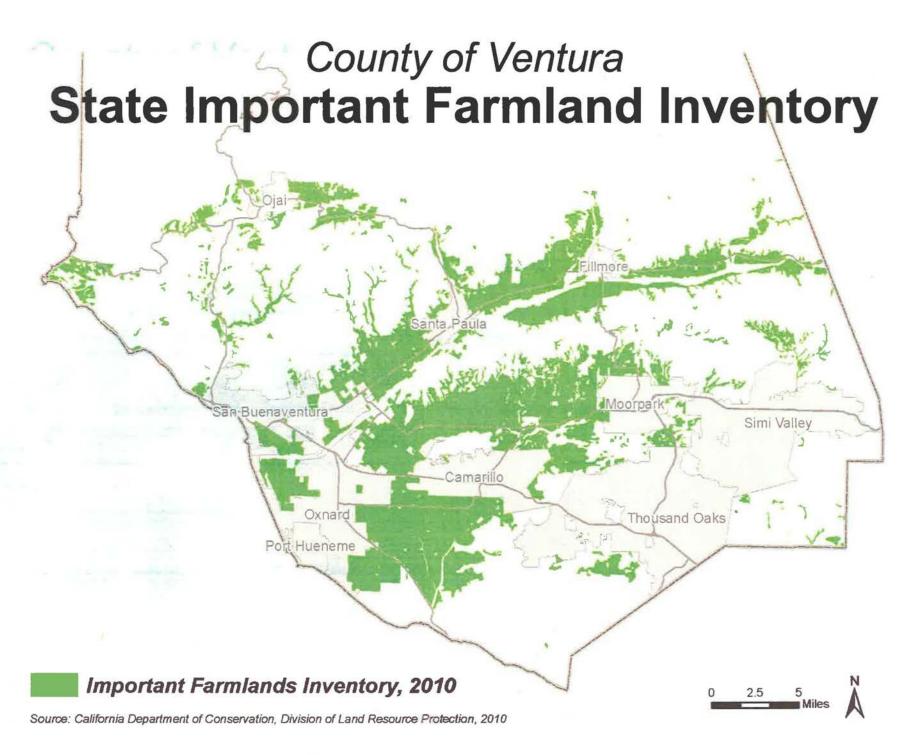
Land Conservation Act Program

- 1000 contracts covering 125,000 acres
- Both 10 and 20-year contracts

Greenbelt Agreements

- County and City agreements / ordinances
- 7 agreements that total 169,318 acres

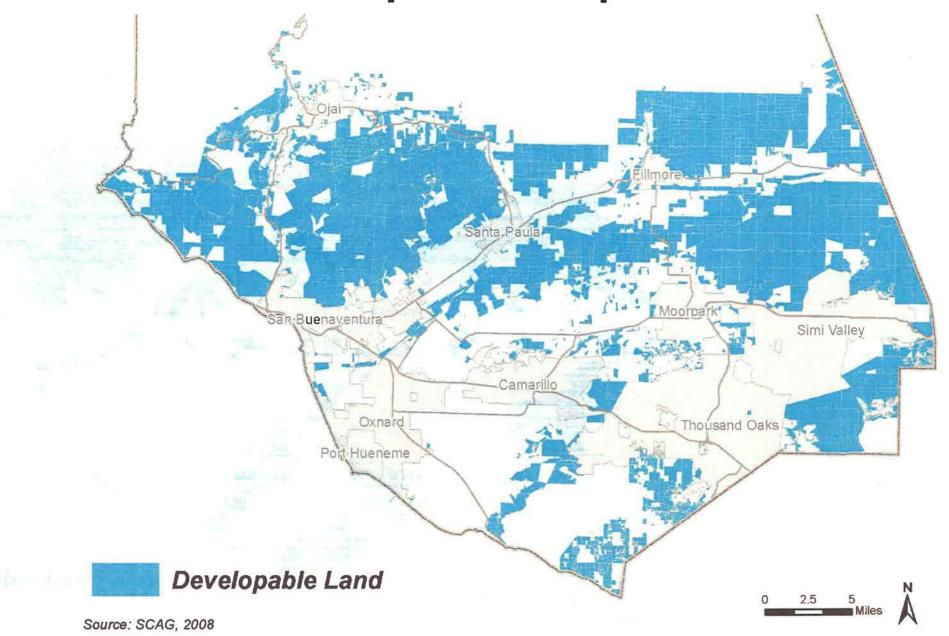




#5 - Availability of land suitable for urban development

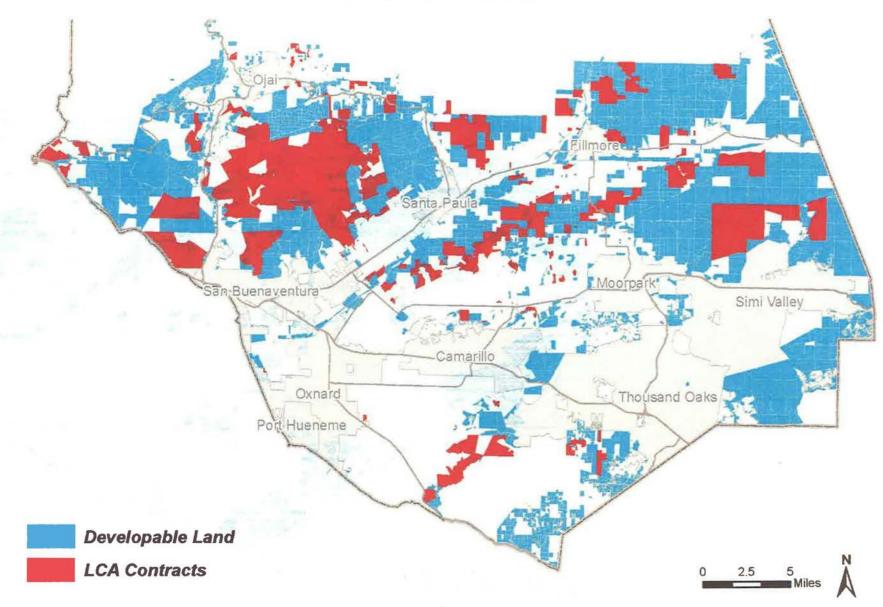
- Limited availability of buildable land most appropriate land has already been built or is intended to be annexed
- Limited availability of adequate sewer and water
- Floodplain, floodways, steep slopes, fire hazard areas

SCAG Map: "Developable Land"

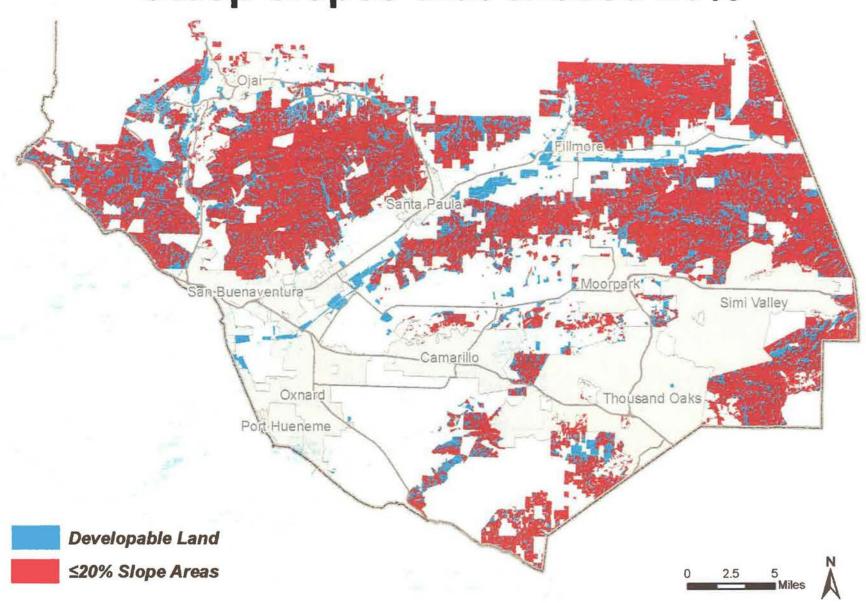


SCAG Map of "Developable Land"

LCA Contracts

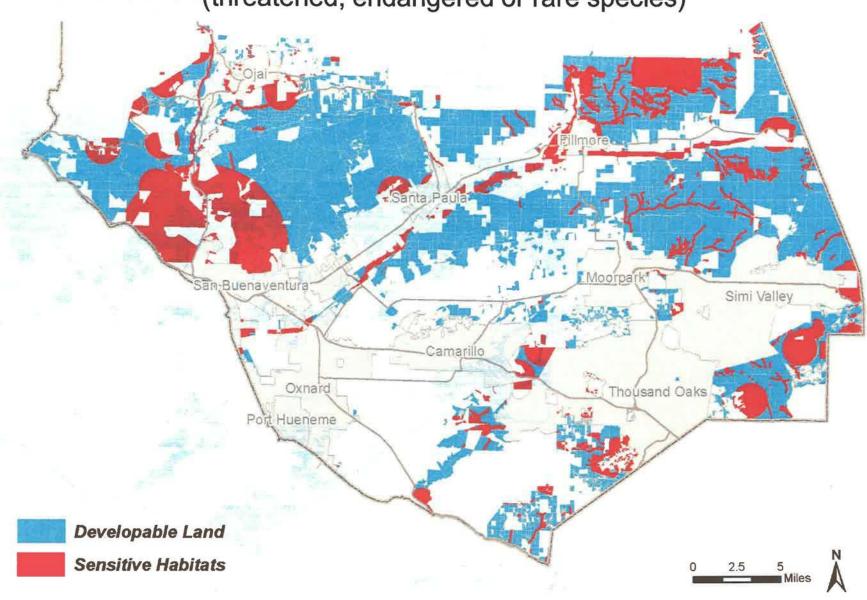


SCAG Map of "Developable Land" Steep slopes that exceed 20%

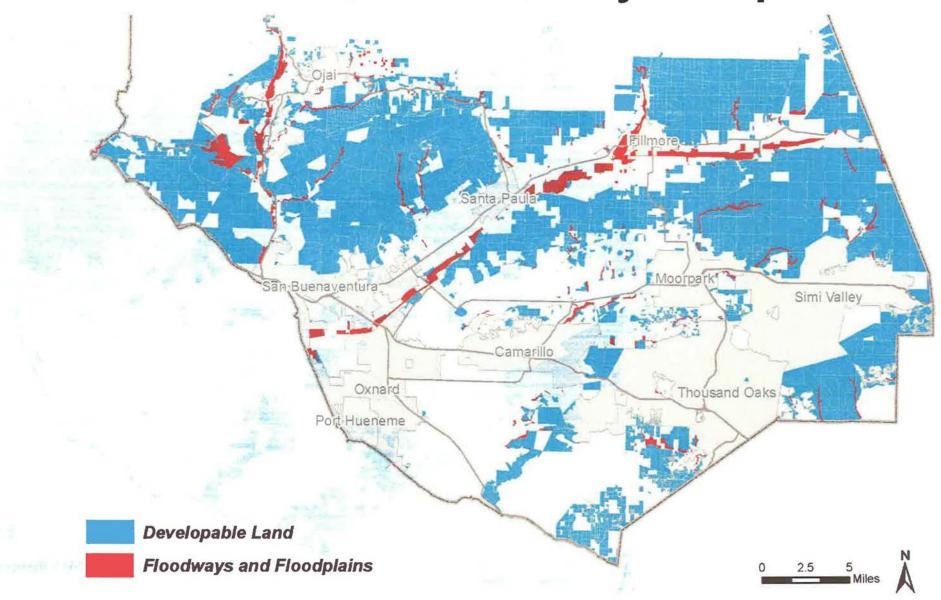


SCAG Map of "Developable Land" Sensitive Habitats

(threatened, endangered or rare species)

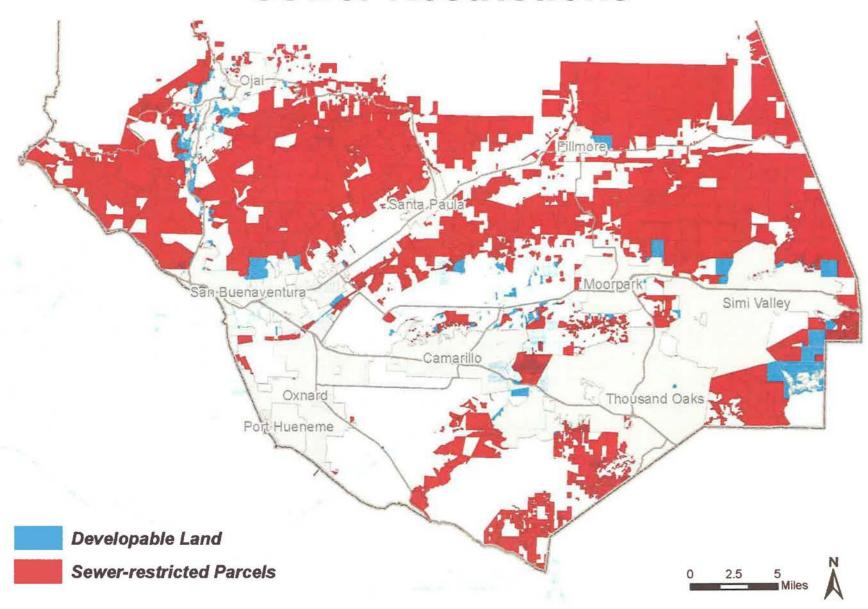


SCAG Map of "Developable Land" Land within a floodway/floodplain



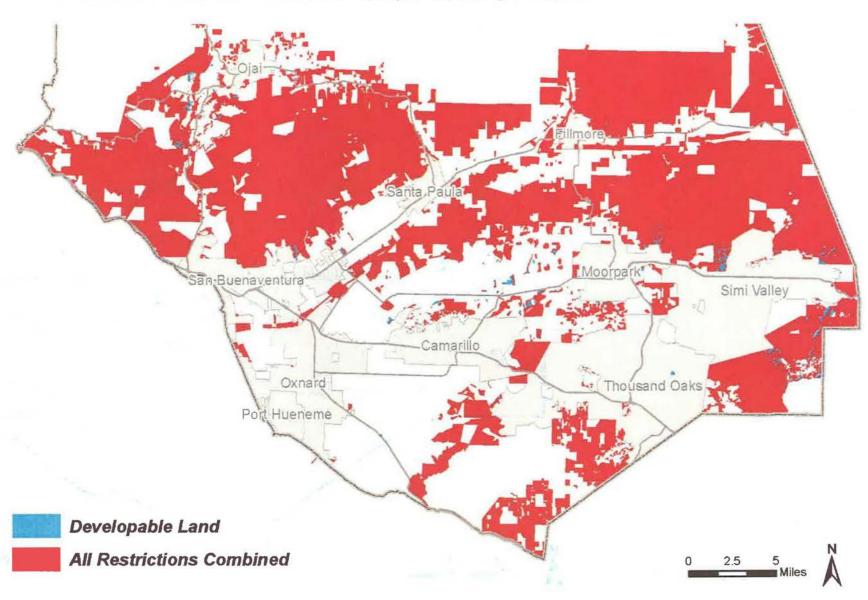
SCAG Map of "Developable Land"

Sewer Restrictions



SCAG Map of "Developable Land"

All Constraints



Affordable Housing Programs

- 1. Farmworker housing: County facilitates housing complexes on land zoned for agriculture
- 2. Residential high-density (RHD Zone): County allows ministerial construction of multi-family residential developments
- 3. <u>Emergency Shelters</u> County allows ministerial construction of emergency shelters in the CPD zone
- 4. Second Dwelling Units County facilitates second dwelling units, and allows larger units on large parcels and substandard parcels (10,000 20,000 square feet)
- Board-Funded Programs Primarily located in cities.

What is the Ventura County revision request?

- 38% reduction, from 1,410 to 874 dwelling units
- Based primarily on five AB 2158 Factors

Ventura County:	2014-2021 RHNA Allocation	RHNA Revision Request		
Total Allocation:	1,410 units	875 (- 38%)		

Agenda Item 4.2

REPORT

DATE: July 13, 2012

TO: Regional Housing Needs Assessment (RHNA) Subcommittee

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Oxnard

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Oxnard requests a RHNA reduction based on several local planning factors and changed circumstances. Local planning factors cited include sewer or water infrastructure constraints for additional development, county policies to preserve prime agricultural land, market demand for housing, county-city agreements to direct growth toward incorporated areas of the county. Because of these constraints, the City of Oxnard requests of 2,801 units from its Draft Allocation of 7,301 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Subcommittee deny Oxnard's appeal to reduce its Draft Allocation by 2,801 units for various reasons. Per Section 65584.04 (d)(2)(A), a decision made by a water provider other than the jurisdiction must preclude the jurisdiction from providing water service, however, the City has not provided evidence of such a decision. Furthermore, although the City argues that it has agreements and ordinances that restrict growth and preserve agricultural resources, per Government Code Section 65584.04(f) SCAG cannot reduce a jurisdiction's regional housing need share based on any ordinance, voter-approved measure, or standard such as a General Plan.



BACKGROUND:

The following is a chronology of the events related to Oxnard's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Curtis P. Cannon, Community Development Director, City of Oxnard, indicating the Draft household forecast as follows:

2008 Households 50,028 2020 Households 62,038 (12,010 increment from 2008) 2035 Households 76,485 (26,457 increment from 2008)

2. On November 3, 2009, an email was sent from Mr. Chris Williamson, Principal Planner, City of Oxnard, to SCAG indicating the City's recommended revision to the Draft household forecast as follows:

2008 Households 51,039 (an increase by 1,011 households)
 2035 Households 71,264 (20,225 increment from 2008, a reduction of 5,221 households)

3. On June 30, 2010, at the request of CEHD, a letter was sent from SCAG to Mr. Edmund Sotelo, City Manager, City of Oxnard indicating that the city level input was received from Oxnard and was incorporated into the Draft household forecast as follows:

Households 50,029
 Households 59,467 (9,438 increment from 2008, adjusted downward using an annual average as a result of City input on 2035 households)
 Households 71,264 (21,235 increment from 2008)

4. On May 13, 2011, an email was sent from SCAG to Mr. Curtis P. Cannon, Community Development Director for the City of Oxnard, and Mr. Matthew Winegar, Development Services Director for the City of Oxnard, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent included information for all local jurisdictions in Ventura County and indicated that the City of Oxnard's Draft household forecast was adjusted as follows:

Households 49,122
 Households 58,770 (9,648 increment from 2008, a decrease of 697 households due to Census adjustment)
 Households 70,567 (21,445 increment from 2008, a decrease of 697 households due to Census adjustment)



In addition, SCAG also provided other household information:

2010	Census (4/1/2010)	49,797
2011	DOF (1/1/2011)	49,945
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	59,779

- 5. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Oxnard for their input. The City did not return surveys to SCAG.
- 6. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Oxnard is 7,301.
- 7. On January 18, 2012, Mr. Chris Williamson, Principal Planner, City of Oxnard, spoke on the phone with SCAG staff person Ma'Ayn Johnson. On the call, Mr. Williamson expressed frustration from the City and potentially other VCOG jurisdictions that certain jurisdictions received a relatively low Draft RHNA Allocation compared to Oxnard. SCAG staff responded that all Draft numbers were derived using the adopted RHNA Methodology. Staff used the 2020 household figure provided as local input from jurisdictions and applied this across the board. As a follow-up to this call and other concerns from local jurisdictions in Ventura County, Ma'Ayn Johnson was scheduled to present to the City/County Planning Association in Camarillo on January 26th. Due to scheduling conflicts, Frank Wen, SCAG staff, made the presentation.
- 8. On February 6, 2012, SCAG sent a letter to Mr. Edmund Sotelo, City Manager, City of Oxnard, indicating the Draft RHNA Allocation for the City of Oxnard.
- 9. On March 15, 2012, SCAG received a RHNA revision request from Ms. Karen Burnham, Interim City Manager, City of Oxnard, based on sewer or water infrastructure constraints for additional development, county policies to preserve prime agricultural land, distribution of household growth assumed for purposes of comparable Regional Transportation plans, market demand for housing, and county-city agreements to direct growth toward incorporated areas of the County. The City requested a reduction of 2,801 units from its Draft RHNA Allocation.
- 10. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Oxnard. After the City of Oxnard presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of 2,801 units.
- 11. On May 25, 2012, SCAG received a RHNA appeal from Ms. Karen Burnham, City Manager, City of Oxnard, based on SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology, several local planning factors, and changed circumstances. The City requested a reduction of 2,801 units from its Draft RHNA Allocation.



Summary Table

City of Oxnard	Source/Calculation	Figure
2011 Households	DOF	49,945
2020 Households	Correspondence #4	58,770
2021 Households	Interpolation	59,779
2011 to 2021 Projected	2021 Households – 2011	9,834
Household Growth (10.75	Households	
years)	-or-	
	= 59,779 - 49,945	
2014 to 2021 Projected	(10.75 year growth/10.75	7,090
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(9,834/10.75) \times 7.75$	

ANALYSIS:

The City of Oxnard submits an appeal and requests a RHNA reduction of 2,801 units based on several local planning factors and changed circumstances. Local planning factors cited include sewer or water infrastructure constraints for additional development, county policies to preserve prime agricultural land, market demand for housing, and county-city agreements to direct growth toward incorporated areas of the county.

Changed Circumstances [Govt. Code Section 65584.05(d)(1)]

Issue: In its appeal, the City of Oxnard acknowledges that its Draft RHNA Allocation for 2014-2021 is consistent with the local input the City provided in November 2009. However, the City argues that the adoption of the Oxnard 2030 General Plan on October 11, 2011 and 2010 Urban Water Management Plan on May 15, 2012 constitute changed circumstances. Due to the exclusion of certain projects and a variety of land use and density changes, the General Plan "buildout" level was reduced significantly, and the 2010 Urban Water Management Plan was based on the adopted General Plan. According to the City, the downward revision of projected households in these two plans warrant a revision in local input and therefore the City should receive a reduction to its Draft RHNA Allocation.

SCAG Staff Response: Per Government Code Section 65584.05(d)(1), a jurisdiction may appeal its Draft RHNA Allocation based upon a "significant and unforeseen change in circumstances [that] has occurred in the local jurisdiction that merits a revision of the information submitted pursuant to [Government Code 65584.04(d), local planning factors]." The adoption of a local plans is not necessarily an unforeseen change of circumstances, particularly since according to the City's appeal, the proposed changes to the City's General Plan were occurring as early as 2010.

In addition, Government Code Section 65584.04(f) provides that any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of residential building permits shall not be a justification for a determination or a reduction in the share of a city's or county's regional housing need. Therefore, SCAG is prohibited by law from considering the "buildout levels" made



as part of 2030 Oxnard General Plan as a basis to justify a reduction to its City's Draft Allocation.

Local Planning Factors

(1) <u>Sewer or water infrastructure constraints for additional development [Govt. Code Section 65584.04(d)(2)(A)]</u>

Issue: As part of its appeal, the City argues that the Draft RHNA Allocation exceeds its ability to provide water supply infrastructure. The appeal states that Fox Canyon Groundwater Management Agency, an independent special district, manages two of the three water resources that supply the City's groundwater supply aquifers. A Groundwater Management Plan was implemented by the Management Agency that encourages the use of recycled water.

SCAG Staff Response: For this local planning factor to apply, a decision from an external service provider must be made that precludes the jurisdiction from providing infrastructure for additional development, per government Code Section 65584.04(d)(2)(A). In this case, there is no indication that the recycling measures encouraged by the Management Agency preclude the City from providing water capacity to meet its projected housing need. For this reason, SCAG staff does not recommend a reduction to the City's Draft RHNA Allocation based on this planning factor.

(2) County policies to preserve prime agricultural land [Govt. Code Section 65584.04(d)(2)(D)]

Issue: In its appeal, the City of Oxnard argues that Ventura County and incorporated cities such as Oxnard "have taken several aggressive steps to ensure preservation of rich agricultural soils and focus development within incorporated entities." These steps include the State's Williamson Act, Guidelines for Orderly Growth, greenbelt agreements, and Save Open Space and Agricultural Resources (SOAR).

The City argues that under the Williamson Act, owners of agricultural land enter into an agreement to maintain designated land as agriculture for a 10- or 20- year period and as a result of the County establishment of agricultural preserves, large areas of land are removed from consideration. The amount of land covered by the Williamson Act or location of these areas is not specified.

The Guidelines for Orderly Growth were adopted by Ventura County and all County cities in 1969 to "direct urban development within incorporated cities whenever and wherever practical." These Guidelines created Areas of Interest that define major geographic areas reflective of a city or community and prevent the formation of any other city in the Areas of Interest. As a result, the City argues that these policies demand for relatively compact cities.

The appeal also states that the City of Oxnard participates in greenbelt agreements, which ensure that participating entities will not annex land within subject areas in order to preserve open space buffers. One particular agreement, the Oxnard-Camarillo Greenbelt Agreement, calls for the preservation of a large agricultural area that renders the eastern City boundary permanent.

Finally, the City mentions that it adopted a SOAR ordinance in 1998 that prevents the City from developing outside an established line without voter approval. The restriction is in place until 2020 and the City argues that it is limited in its response to demands for additional development.



SCAG Staff Response: In regards to the Williamson Act, the appeal and supporting documentation from the City do not provide any information on affected areas, such as acreage, or on the location of the affected areas, only that the County established these ordinances and guidelines beginning in the 1960s. SCAG cannot determine how the Williamson Act affects the City's projected housing need, if at all.

While the appeal cites several ordinances and policies that aim to preserve open space in and around the City, per Government Code Section 65584.04(f), SCAG cannot consider these measures to reduce the share of a jurisdiction's regional housing need. Specifically, Government Code Section 65584.04(f) provides that "any ordinance, policy, voter-approved measure, or standard of a city or county that directly or indirectly limits the number of building permits issued by a city or county shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need." Moreover, under Government Code Section 65584.04(d)(2)(B), SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. Thus, SCAG finds that the ordinances and policies cited in the City's appeal cannot serve as a basis for a Draft Allocation reduction, and for these reasons, SCAG staff does not recommend a reduction to the City's Draft RHNA Allocation based on this planning factor.

(3) Market demand for housing [Govt. Code Section 65584.04(d)(4)]

Issue: The City argues that its Draft RHNA Allocation exceeds the annual average production of housing units in the City for the past 30 years. It contends that the Draft Allocation assumes the market can develop and absorb these units, and that the rate is 171% above actual market demand for housing over the previous 21 years. The City argues that the annual rate is not supported by local input or market research.

SCAG Staff Response: The purpose of the Regional Housing Needs Assessment process is to identify future household need for all income categories for each jurisdiction for a projection period. Jurisdictions are required to demonstrate in their respective housing elements sites and zoning analysis to accommodate this need and are not penalized if they do not build or develop these units. While building permits issued can help determine prior building activity, it does not necessarily determine future growth.

Moreover, as part of the development of the Integrated Growth Forecast household projections, SCAG staff surveyed all jurisdictions for their local input on projected household growth. In its appeal, the City of Oxnard acknowledges that the City's local input "essentially matched" the 2014-2021 RHNA Allocation. Moreover, the adopted regional Allocation Methodology took into account all indicators of market demand, including trends of building permits, household growth, employment growth and population growth as well as incorporated the latest economic statistics and updated data from the 2010 Census. For these reasons, SCAG staff does not recommend a reduction to the City's Draft RHNA Allocation based on this planning factor.

(4) <u>County-city agreements to direct growth toward incorporated areas of County [Govt. Code Section 65584.04(d)(5)]</u>

Issue: The Guidelines for Orderly Growth were adopted by Ventura County and all County cities to "direct urban development within incorporated cities whenever and wherever practical." These Guidelines created Areas of Interest that define major geographic areas reflective of a city or community and prevent the formation of any other city in the Areas of Interest. As a result, the City argues, these policies create relatively compact cities.



SCAG Staff Response: As part of a housing element update, a jurisdiction must demonstrate in its sites and zoning analysis the appropriate zoning and other measures to demonstrate how it will accommodate projected housing need. In determining local land use constraints, Government Code Section 65584.04(d)(2)(B), requires that consideration of the availability of land suitable for urban development cannot be limited to existing zoning ordinances or restrictions, and that other types of opportunities must be examined. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Alternative development opportunities should be explored further and could possibly provide the land needed to zone for the City's allocated growth. For this reason, SCAG staff does not recommend a reduction to the City's Draft RHNA Allocation based on this planning factor.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Oxnard
- 2. Supporting Documentation Provided by the City to Support Its Appeal





Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

	eal r	equests must be received by	SCAG May 29, 2012, 5 p	.m. Late submissions will r	RECEIVE					
Date:	Иау	24, 2012	Jurisdi	ction: City of Oxnard	MAY 25 2012					
579	County: Ventura			Subregion: Ventura County BY:_						
Contac	Ch	ris Williamson, AICP		Phone/Email: Chris.Williamson@ci.oxnard.ca.us						
APPEA	. AUT	HORIZED BY:	PLEAS	E CIRCLE BELOW:						
		- SPD	Mayor	Chief Administrative Officer	City Manager					
Name:	Kar	en Burnham	Chair of County of Supe	Board						
BASES FO	R AF	PEAL*								
□ RH	NA N	ethodology								
■ AB	2158	Factors (See Government Co	ode Section 65584.04(d))						
		Existing or projected jobs-ho	81.70							
		Sewer or water infrastructu	the state of the s	onal development						
		Availability of land suitable t	for urban development o	or for conversion to residen	tial use					
		Lands protected from urban	development under exi	sting federal or state progr	ams					
		County policies to preserve	prime agricultural land							
	x	Distribution of household gr	owth assumed for purp	oses of comparable Regiona	al Transportation					
		Plans	e de la Caragratine la companya de l							
		Market demand for housing								
		County-city agreements to c		orporated areas of County						
		Loss of units contained in as	1.71	75						
		High housing cost burdens	antea measing actions.							
		Housing needs of farmwork	ers							
		Housing needs generated by		ersity campus within a juris	diction					
■ Ch		Circumstances	the presence of a anni-	aroney cumpus memilia junis						
		n of Appeal Request and		10040111	. 51					
(May, 201 the Gener	2) a al P	on of the 2030 General Pl nd results of Census 2010 an update process and w 4,500 units is requested to	revise Oxnard's Loc as based on a mid-ra	al Input that was provide nge projection EIR alter	ed during the middle of native. Reduction					
List of Sup	porti	ng Documentation, by Tit	le and Number of Pag	es:						
1. Appeal	Requ	est (9 pages)								
2. Attachm	ents	A to E								
3.										
jurisdictions	that	t Code Section 65584.05(d), a have previously filed a revision appeals based on RHNA met	on request and do not a	ccept the revision request t	-					
FOR STAFF	JSE C		D SANSAS							
Date		Hearing	Date:	Planner:						

City of Oxnard 2014-2021 RHNA Cycle

Appeal Request

May 24, 2012

Description of Appeal and Desired Outcome

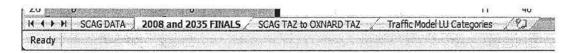
The City of Oxnard requests the 2014-2021 RHNA Allocation be reduced from 7,301 to 4,500 units.

This Appeal begins by documenting how the City's Local Input appeared to have evolved since November, 2009 based on information provided in SCAG and City records. The conclusion is that after adjusting the Integrated Regional Forecast for the unexpected results of Census 2010, the City and SCAG forecasts ended up almost identical. This is relevant because the same adjustment for Census 2010 that led SCAG to adjust its forecast supports the City's request that the requested RHNA allocation is more realistic to market demand under AB 2158 Factor 4, Market Demand.

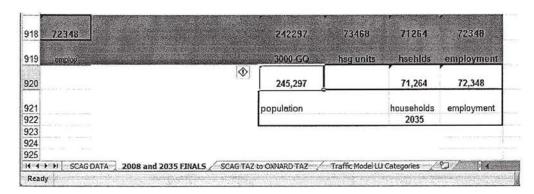
The City also notes for the record that the SCAG RHNA methodology allow some known but undisclosed number of jurisdictions to deliberately 'low-ball' their future growth. The affordable housing requirements that these jurisdictions are avoiding were most likely distributed to the rest of the jurisdictions that did not provide Local Input and were, instead, assigned a forecast by SCAG. Apparently, SCAG will not: 1) identify these jurisdictions although they appear to be known, 2) research what would be a fair forecast and RHNA allocation based on the publically available General Plans of these jurisdictions, or 3) assign them a fair revised allocation. There is time for these tasks before the 2014-2021 RHNA is to be adopted in the fall. This failure of process is, at the least, unfair. Jurisdictions, like Oxnard if this Appeal request is not granted, have been allocated an unreasonable allocation of affordable housing growth; and Oxnard believes the process is ultimately unsupportable.

1. Review of 2014-2021 RHNA Methodology

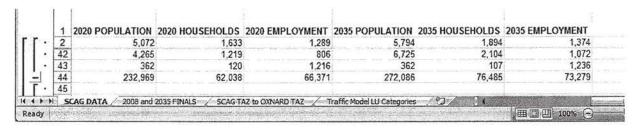
On May 14, 2012, in an e-mail response to the City's request, SCAG staff member Simon Choi provided Oxnard's November 2009 Local Input noting that the attached excel file contained "Your(r) official input data..." The attached excel file was initially prepared by Oxnard staff based on local Traffic Analysis Zone (TAZ) data being used in the preparation of the Oxnard 2030 General Plan, the citywide traffic model, and the 2030 General Plan Program EIR, Alternative B. The City's TAZ's were summed to match the larger SCAG TAZ's. There is an excel sheet named "2008 and 2035 FINALS" as shown below.



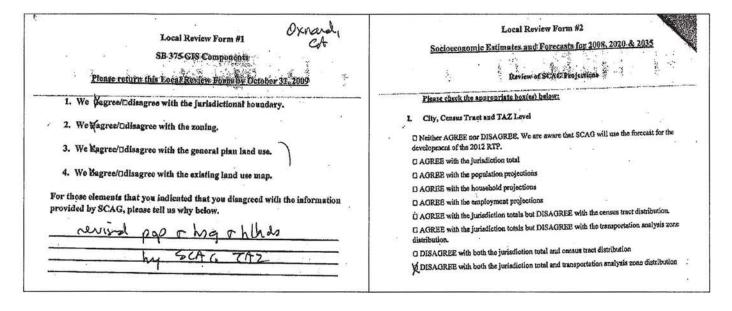
The "2008 and 2035 FINALS" sheet has 73,468 housing units in cell Y918 and 71,264 households in cell Z918 for the year 2035. This was Oxnard's best available local input (next page) in November, 2009, prior to Census 2010 and based on a mid-range population projection being used for the preparation of the Oxnard 2030 General Plan Program EIR.



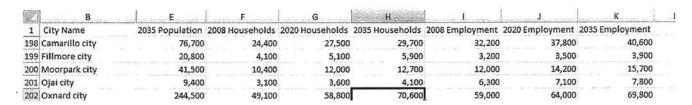
The same excel file contained SCAG's Oxnard 2035 forecast of 76,485 households, 5,221 households higher than the local input of 71,264 households, as shown below (intervening rows 3 to 41 are in 'hide' mode to show the column headers in row 1 and totals in row 44).



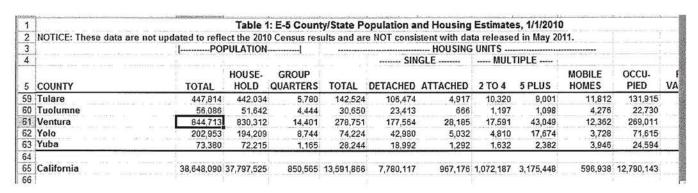
Below are November, 2009 SCAG Local Review Forms 1 and 2 showing that Oxnard agreed with the jurisdictional boundary (1), zoning (2), general plan (3), and existing land use map (4) but disagreed with the SCAG 2035 projections that were about 7 and 11 percent higher for 2035 households and population, respectively.



In early 2012, after adjusting for unexpected results of Census 2010, SCAG released the Integrated Growth Forecast for 2035 showing Oxnard with 70,600 households. This revised 2035 household forecast is 600 less than the City's local input of 71,264, close enough to essentially be the same.



Census 2010 data for California showed an unexpected 1.5 million fewer people than the State's Department of Finance (DOF) 2010 estimate, largely attributed to lower birth rates and recent outmigration of both legal and undocumented residents to other states and back to home countries due to the depressed economic climate. The Census 2010 and DOF population for Oxnard were about the same; but the Census 2010 count for Ventura County was 20,000 lower than the DOF 2010 estimate, a difference of about 2.5 percent.





For the six-county SCAG region overall, Census 2010 found nearly 800,000 fewer residents compared to the 2010 DOF estimates, a difference of 4.2 percent (see next page).

enanger er en el	DOF 2010	Census 2010	Diff.	Percent
Los Angeles	10,441,080	9,818,605	-622,475	-6.0%
Orange	3,166,461	3,010,232	-156,229	-4.9%
San Bernadino	2,073,149	2,035,210	-37,939	-1.8%
Riverside	2,139,535	2,189,641	50,106	2.3%
Imperial	183,029	174,528	-8,501	-4.6%
Ventura	844,713	823,318	-21,395	-2.5%
SCAG Total	18,847,967	18,051,534	-796,433	-4.2%

The DOF January 1, 2012 household estimate for Oxnard is 50,037 (E-5 report), an increase from 2010 (49,797) of 240, or an annual average increase of 120 households per year since 2010. Assuming this rate continues for two additional years given the economy and number of active residential building permits, Oxnard's projected number of households in 2014 would be 50,277. Subtracting this 2014 household projection from the SCAG 2035 forecast yields growth of 20,233 households over the 21 years between 2014 and 2035. The 2014-2021 RHNA planning period represents 7.75 out of the 21 years, or 36.9 percent. Multiplying 20,223 times 0.369 yields 7,462 households for the 2014-2021 RHNA period. Add a conservative vacancy rate of four percent to convert households to housing units, and the 2014-2021 increase would be about 7,760 units, or 1,000 units per year. The Draft 2014-2021 RHNA allocation of 7,301 units calculates out to about 950 units per year.

Therefore, Oxnard's November 2009 Local Input was essentially matched in the Census 2010-adjusted SCAG 2035 regional forecast and in the 2014-2021 RHNA allocation. The City cannot determine if the SCAG forecast prior to the Census 2010 adjustment reflected the City's Local Input.

Having documented that SCAG eventually matched Oxnard's 2009 Local Input by adjusting for the unexpected circumstances revealed by Census 2010, this Appeal moves on to the appeal category of Changed Circumstances.

2. Changed Circumstances

The City of Oxnard requests that the results of Census 2010 in a larger context and the adoption of the Oxnard 2030 General Plan and 2010 Urban Water Management Plan (UWMP) within the past six months constitute Changed Circumstances, reducing Local Input to match our adopted 2030 General Plan buildout of 63,240 housing units (542 units per year on average between 2011 and 2030), which translates to 4,200 units over the 2014-2021 RHNA planning period of 7.75 years, which the City "rounds up" to 4,500 units in this Appeal (about 580 per year).

A. Oxnard 2030 General Plan and 2010 UWMP Recent Adoption

Oxnard began a comprehensive update of its 2020 General Plan in 2002 to reflect the adoption between 1998 and 2002 of Save Open Space and Agricultural Resources (SOAR) initiatives, General Plan amendments, and/or ordinances in 9 of the 11 Ventura County jurisdictions, including Oxnard. The

2002 and 2003 General Plan community vision outreach clearly showed the public's preference for slower growth. In 2006, the City issued a General Plan Background Report that stated there were 7,000 housing units in various entitlement stages that were expected to be approved, referred to as the Baseline. The 7,000-unit Baseline became the Oxnard 2006-2014 RHNA allocation (7,093 units) when the Ventura County Subregion accepted delegation for that RHNA cycle.

In 2008, the City Council reviewed three 2030 General Plan Alternatives and selected Alternative B for purposes of the 2030 General Plan Program EIR process. Alternative B included the Jones Ranch project, a proposed 2,500 unit all-affordable housing project that could possibly be exempt from the Oxnard SOAR ordinance because the project would be 100 percent affordable, pending further legal review. Alternative B projected a total housing unit count of 67,000 units by 2030, approximately 700 units per year on average from the 2006 housing unit inventory of 50,017 units. Using this same rate of 700 units per year for another five years adds 3,500 units to reach 2035, or 70,500 units, about one percent lower than the Oxnard 2009 Local Input to SCAG of 71,264 units that was calculated with more precision.

The November, 2009 Local Input to SCAG, then, was based on the City's 2030 General Plan EIR Alternative B as the best-available adopted forecast the City had at the time in the middle of its comprehensive 2030 General Plan planning process, and based on what turned out to be high population projections as later revealed by Census 2010.

The 2006 Alternatives Report is attached as documentation (Attachment A). The Baseline is presented on page 7 and Alternative B on pages 18, 19, and 22. Note the inset map on page 19 labeled "Workforce Housing" reflects the inclusion of the 2,500-unit Jones Ranch project as an annexation.

In late 2010, the City Council decided to not include the Jones Ranch project in the 2030 General Plan. A variety of other land use and density changes were made that further reduced the 2030 General Plan projected build out from 67,000 housing units to 63,240 units. The 2010 UWMP used the same projection in carefully balancing water demand with anticipated secure supply consistent with the 2007 California Supreme Court decision in *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (see below for a more detailed discussion of water supply constraints).

The 2030 General Plan was adopted on October 11, 2011 and the 2010 UWMP on May 15, 2012.

The adopted 2030 General Plan Land Use Map, Figure 3-1, is attached as documentation (Attachment B). Note that the area where the Alternative B Workforce Housing now shows as Agriculture.

As the intent of SCAG's Local Input process was to respect jurisdictions' General Plans, the adoption of a General Plan and the critical 2010 UWMP before the completion of the RHNA process should lead to a revision of Local Input, if a jurisdiction so requests through the Appeal process as Changed Circumstances.

B. Census 2010 and County Projections Are Lower

Lower than expected Census 2010 population counts have led to Interim Projections for Ventura County from the DOF (below). The DOF 2007 projection series projected the County's 2040 population at 1,135,684. The just-released Interim Projections lower the County's 2040 projected population to 1,025,693, a reduction of 109,991, or nearly 10 percent. This ten percent reduction in Statewide expected growth is new and unexpected information that supports Oxnard's appeal to reduce future growth compared to the City's projections used in the 2030 General Plan based on the-then-higher Statewide population estimates and projections that were significant factors in the City's Local Input.

1 Interim Projections for 0	amornia and coun	ties. July 1, 20	15 to 2030 iii .	year merenie	NCS	E STOOMEN WITH				-
3	ite	Projections								
4	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050
60 Tuolumne County	54,587	54,952	55,670	56,469	57,368	57,813	58,132	58,428	59,004	60,09
61 Ventura County	756,902	825,246	852,673	885,196	920,921	956,324	992,877	1,025,693	1,057,853	1,085,88
62 Yolo County	169,818	200,963	211,396	223,181	235,600	250,420	264,852	276,276	285,627	296,18
63 Yuba County	60,334	72,324	76,858	83,363	90,103	97,037	104,599	112,790	121,737	131,53

The remainder of this Appeal presents four AB 2159 factors and supporting documentation. These AB 2158 factors were integral to the City's 2030 General Plan. Requirements for secure and realistic water supply (Factor 2A), County policies to preserve prime agricultural land and direct growth to incorporated cities (Factors 2B and 5), and lack of market demand (Factor 4) all played major roles in the City's decision to delete the 2,500 units Jones Ranch project from the 2030 General Plan.

3. AB 2158 Factors

The City of Oxnard presents documentation below by AB 2158 factors reasons for revising the Oxnard RHNA allocation from 7,301 units to 4,500 units.

Factor 2(A) Lack of Capacity for Water Service

Supporting document: Draft (Adopted) 2010 Urban Water Management Plan (UWMP) (Attachment C)
Chapter IV-Groundwater Basin Reports – Ventura County (2007) (Attachment D)

(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

The 2014-2021 RHNA Allocation is 62% higher than the City's projected and planned annual growth for that period, exceeding the City's ability to provide secure reliable water service within the regulations and policies of two water service providers (FCGMA and MWD) that preclude the City of Oxnard from providing necessary water supply infrastructure for development not already anticipated in the Oxnard 2030 General Plan during the 2014-2021 period.

The City of Oxnard owns and operates its own municipal water supply system. The City's water supply consists of a blend of: 1) local groundwater produced through the City's groundwater wells, 2) local groundwater that the City purchases from the United Water Conservation District (UWCD), and 3) imported surface water purchased from the Calleguas Municipal Water District (CMWD) which is a member agency of the Metropolitan Water District (MWD) of Southern California from which CMWD purchases State Water Project water. The groundwater supplies upon which the City relies are regulated through the Fox Canyon Groundwater Management Agency (FCGMA), an independent special district created by the California Legislature in 1983 to manage the groundwater resources within the groundwater basins underlying the City's main groundwater supply aquifers. The Oxnard Forebay and the Oxnard Plain basins have been in overdraft for decades and pumping has been reduced by 20 percent. (Attachment E, pg IV-1-5). The FCGMA has established a series of water management policies and programs that are intended to protect the long-term integrity and reliability of the overdrawn local groundwater resources within its jurisdiction. The primary FCGMA regulatory tool is Ordinance 8.1. In meeting its goals in managing the local groundwater basins, the FCGMA has also adopted several resolutions and recently updated its Groundwater Management Plan, as discussed below.

As a method of reducing overall demands on local groundwater supplies, the FCGMA has implemented a staged "cutback" policy, through which it has reduced municipal and industrial (M&I) allocation over a period of 25 years. As of July 1, 2009, M&I pumpers have had a total of 20 percent cutback in their historical allocations and a final 5 percent cutback (for a total of 25 percent) was implemented on January 1, 2010. The FCGMA also promotes responsible groundwater management through the implementation of its Groundwater Management Plan (GMP). There are two cornerstone strategies articulated in the GMP: (a) aggressive development and use of recycled water in lieu of groundwater and (b) reduction in local groundwater pumping in certain areas that are difficult to recharge and are prone to localized over-pumping. The City is a primary participant in implementing these strategies. The Groundwater Recovery Enhancement and Treatment (GREAT) Program is the City of Oxnard's long-range water supply strategy to combine wastewater recycling, groundwater injection, and groundwater desalination to make more efficient use of existing local water resources to meet projected water supply needs of the City and comply with the FCGMA GMP. The City's GREAT Program will ultimately provide over 20,000 acre feet per year (AFY) of highly treated recycled water for City and regional use.

The use of recycled GREAT water is the City's sole means of providing additional reliable water supply to support planned growth to the year 2040. The recycled water infrastructure is very expensive and time-consuming to engineer and place into service and includes installation of about 60 miles of underground recycled water mains to essentially dual-plumb the entire City. The City is nearing completion of a \$60 million Advanced Water Purification Facility (AWPF) to produce a high quality recycled water product for groundwater recharge, agricultural and municipal uses. Treatment will include microfiltration/ultrafiltration, reverse osmosis, and advanced oxidation. The City expects to have the first phase of the AWPF operational by late 2012. The GREAT program is the sole source of additional water for anticipated development as the City is restricted in its ability to pump additional groundwater by the FCGMA or import additional water from the MWD without significant financial surcharges or long-term reliability to supply permanent development. Phased expansion of the AWPF facility and the ability of the City to provide secure reliable service to new residential development is based on the City's 2030 General Plan and the proportional water demand generated from an annual increase in demand over a 20-year period (2010 to 2030), accounting for water efficiency required by the 20x2020 Water Conservation Plan.

The Draft 2010 UWMP was adopted by the City Council on May 15, 2012.

Relative to the 2006-2014 RHNA allocation, the allocation of 7,301 units by 2021 is exceeds by about 50% reliable quality water service for future development as constrained by two regional water service providers.

Factor 2(D) County policies to preserve prime agricultural land Factor 5 Agreements to direct growth to incorporated areas.

Supporting documents: Oxnard 2030 General Plan (Attachment E)

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

The County and its incorporated cities (including Oxnard) have taken several aggressive steps to ensure preservation of its rich agricultural soils and focus development within incorporated entities. These steps include establishing numerous agriculture preserves under the State's Williamson Act, development of Guidelines for Orderly Growth, and passage of SOAR (Save Open Space and Agricultural Resources) ordinances. The City of Oxnard is located in the west-central portion of the Oxnard Plain surrounded on the west by greenbelt-protected agricultural land within the Coastal Zone where the Coastal Act prioritizes agricultural preservation over residential development, on the north and east by Prime agricultural land of Statewide importance in long-established inter-jurisdictional greenbelts, and on the south by the operational flight patterns of the Navy Base Ventura County (Mugu Naval Air Station) where a US Department of Defense Joint Land Use Study (JLUS) is just commencing and will likely lead to permanent agricultural easements to protect Navy air operational flight paths from incompatible development. The effect of these surrounding land uses protected by the Coastal Act, long-standing Greenbelt Agreements, and US Navy flight operational restrictions greatly inhibits Oxnard's ability to grow outward. In addition, the residents of Oxnard continue to reserve to the voters all decisions relative to annexation and development outside the voter-delineated City-Urban Restriction Boundary (CURB).

Land Conservation Act Contracts. Owners of agricultural land can reduce their property taxes by entering into a Land Conservation Act contract, agreeing to maintain the land in agriculture for a 10- or 20- year period. Beginning in the late 1960s and early 1970s, the County established numerous agricultural preserves under the State's Williamson Act. As a result of these contracts, large areas of agricultural land are removed from consideration for urban development.

Guidelines for Orderly Growth (Guidelines). The Guidelines were adopted by the Ventura County Board of Supervisors, all City Councils within Ventura County, and the Local Agency Formation Commission (LAFCO) in 1969 and direct that urban development with the County should be located within the incorporated cities whenever and wherever practical. The Guidelines created Areas of Interest that define major geographic areas reflective of one city or community. The Guidelines specified that no other city could be formed within a given Area of Interest. This concept provided that there would be no competition between incorporated entities over the establishment of urban uses. Before land can be annexed into a jurisdiction, it must be located within the city's Sphere of Influence. The overall result of these policies has been the development of relatively compact cities within the County, including Oxnard, all with their own unique Area of Interest.

Greenbelt Agreements. Oxnard, Ventura, Camarillo, Santa Paula, Ventura County, and the Ventura County Local Agency Formation Commission (LAFCO) participate in the establishment of greenbelts. These greenbelts ensure that entities entering into these agreements will not annex land within the subject areas resulting in the preservation of open space buffers between entities. In addition, the County pledges not to permit development within these areas. During the 1980's, Oxnard signed a joint resolution with the City of Camarillo and the County of Ventura to create the Oxnard-Camarillo Greenbelt Agreement. This agreement calls for the preservation of a large agricultural area (approximately 27,000 acres) between the cities of Oxnard and Camarillo, effectively making the eastern Oxnard city limits permanent. The Oxnard-Ventura Greenbelt is located in the northwest portion of the Planning Area, Oxnard entered into an agreement with the City of Ventura in 1994 for the preservation of 2,460 acres of agricultural land between the two entities, much of which is also within the Oxnard and County of Ventura Coastal Zones.

SOAR. Beginning in 1995, jurisdictions within the County began using City Urban Restriction Boundaries (CURB), also referred to as Urban Growth Boundaries, to direct growth and preserve agricultural resources. Oxnard adopted its SOAR Ordinance on November 3, 1998. This initiative created a CURB around the City preventing it from developing outside the line without the approval of the voters until December 31, 2020. As a result of this initiative the City is limited in its response to demands for additional development. Traditional accommodation techniques, such as outward expansion of the city, are no longer a viable option. As the population increases, the City will be faced with the prospect of breaking the SOAR boundary or increasing density and expanding "upwards" to accommodate additional needs.

Factor 4 Market Demand for Housing

Supporting documentation within text: 1990, 2000, and 2010 Census Data

(3) The market demand for housing

The final AB2158 factor, market demand, argues that the Draft 2014-2021 RHNA allocation of 7,301 units exceeds the annual average production of housing units in Oxnard for the past 30 years during which the City was aggressively annexing adjoining land. The Draft 2014-2021 RHNA allocation of 7,301 units over 7.75 years assumes the market will be able to develop and absorb an annual average of 942 units, a rate that is 171% of the actual market demand for housing over the previous 21 years. This rate is unrealistic and not supported by local input or any realistic market absorption research.

Oxnard		DATE	TOTAL	SINGLE	MULTI- PLE	MOBILE HOMES
1990 Census		4/1/1990	41,355	25,441	13,017	2,898
Census 2000		4/1/2000	45,166	29,485	12,742	2,939
DOF 2011 Report E-5		1/1/2011	52,929	_ 1 1115 1 1	**	P AMMER
		Change	11,574			
		Annual	551			

End of Document

Attachments A to E

City of Oxnard

RHNA Appeal Request

ATTACHMENT A

2006 Alternative Report

24 pages

Oxnard General Plan Update

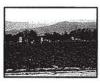
ALTERNATIVES

June 13, 2006

City Council and Planning Commission Joint Meeting















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What is a General Plan?

Livery county and city in California is required by state law to prepare and maintain a planning document called a general plan. A general plan is designed to serve as the jurisdiction's "constitution" or "blueprint" for future decisions concerning land use and resource conservation. Decision makers in the City will use the Oxnard General Plan to provide direction when making future land use and public service decisions. All specific plans, subdivisions, public works projects, and zoning decisions made by the City must be consistent with their General Plan.

The Oxnard General Plan Update will serve several purposes:

- Provide the public opportunities for meaningful participation in the planning process;
- Provide a description of current conditions and trends shaping the City of Oxnard;
- Identify planning issues, opportunities, and challenges that should be addressed;
- Explore land use and policy alternatives;
- Ensure the needs of the entire community are addressed;
- Ensure that the General Plan is current, internally consistent, and easy to use;
- Provide guidance in the planning and evaluation of future land and resource decisions; and
- Provide a vision and framework for the future growth of the City of Oxnard.

What does the General Plan Update consist of?

The General Plan Update includes the preparation of a number of major documents, divided into two sets: General Plan Documents (adopted) and General Plan supporting documents used to assist in the decision making process.

General Plan Documents

- Goals and Policies Report. This report is the essence of the General Plan. It contains the goals and policies that will guide
 future development within the City and its Planning Area (those areas currently within the City and those areas the City
 expects to influence in the foreseeable future). This document also identifies a full set of implementation measures that will
 ensure the policies of the General Plan are carried out.
- Land Use and Circulation Diagram. The General Plan will contain a land use diagram showing the distribution of land use
 designations within the Planning Area and for circulation, diagrams showing the designation and general location of current and
 proposed roadway/highway and bicycle/trails system components.
- Background Report. The Background Report provides a detailed description of existing conditions within the Planning Area, generally dated to 2005.

General Plan Supporting Documents

- Alternatives Report. This report provides a discussion of the land and circulation alternatives being considered for the General Plan Update.
- Environmental Impact Report (EIR). An EIR will be prepared to meet the requirements of the California Environmental
 Quality Act (CEQA). Information presented in the EIR will be used to better understand the potential environmental impacts
 associated with implementation of the General Plan.

Summary of Existing Conditions

The following summarizes interesting trends and information based largely on the Background Report:

Demographics

- In 2000, the City of Oxnard exhibited a population profile indicative of growth. The largest cohorts (age groups of people) are those under age 15, with the growth pyramid remaining wide up to age 44 before it starts to narrow, indicating a predominance of families.
- In 2000, approximately 21,000 households spoke primarily Spanish at home. Of these households, 5,787 were classified as "linguistically isolated" by the Census Bureau. Another 800 households spoke an Asian language and were isolated, for a total population of 6,600 households (roughly 1 out of every 7 households) classified as "linguistically isolated". (According to the US Census, a linguistically isolated household is one in which no person aged 14 or over speaks English at least "very well").

1990-2006 Demographic Profile for the City of Oxnard and Ventura County

	City of Oxnard	Ventura County
1990 Population	142,216	669,016
2000 Population	170,358	753,197
2006 Population (Estimate)	189,990	817,346
Percentage Population Growth (1990—2006)	33.6%	22.2%
Land (Square Miles)	26.9	1,873
Population Density per sq. Mile (2006)	7,020	434
Population Density per acre (2006)	11.4	0.7

Source: 1990 and 2000 U.S. Census, Department of Finance, E-1 City/County Population Estimates, 2006

Vacant Land

Vacant and underutilized lands within the City provide opportunities for new development or redevelopment to occur.
 Approximately 1,519 acres of land are currently vacant, with the largest percentage of land designated for industrial development (72.9 percent).

Vacant Land by Parcel Type, 2005 (Within existing City Limits)

Parcel Type	Acreage	Percent of Total	Percent of City	
Infill (1)	264.9	17.4	0.6	
Permanent Open Space (i.e. Buffer, etc)	542.1	35.7	1.2	
Vacant—Agriculture	10.2	0.7	<0.1	
Vacant—Open Space (Private)	21.0	1.4	<0.1	
Vacant—Development Application Process	578.3	38.1	1.3	
Vacant—Under Construction	63.5	4.2	0.1	
No information	38.7	2.6	<0.1	
TOTAL	1,518.7	100.0	3.3	

Note:(1) Infill lots consist of vacant parcels located within previously developed areas

Source: City of Oxnard, 2005

Vacant Land by Land Use Category, 2005 (Within existing City Limits)

Parcel Type	Acreage	Percent of Total	Infill Acreage (1	
Residential	58.3	3.8	30.8	
Commercial	77.9	5.1	32.6	
Industrial	1,106.9	72.9	171.1	
Recreation / Conservation	244.8	16.1	0.2	
Other	30.8	2.0	30.2	
TOTAL	1,518.7	100.0	264.9	

Note: (1) Infill includes all vacant parcels located within previously developed areas—Percentage does not equal 100 due to rounding Source: City of Oxnard, 2005

Summary of Existing Conditions

Housing

- The 2006 California Department of Finance estimated vacancy rate is 3.5% and average household size is 3.9 persons.
- Approximately 40% of Oxnard's housing was built between 1970 and 1989, 35% between 1950 and 1969, 19% between 1990 and 2005, and the remaining 7% prior to 1949.

Housing Characteristics, 2000-2006

Housing Type	2000	2006	Change (%)
Detached (Single Family)	24,909	28,509	14.5
Attached (Single Family)	4,576	4,576	0.0
2 to 4 units (Multi-Family)	4,353	4,447	2.2
5 Plus units (Multi-Family)	8,389	9,539	13.7
Mobile Homes	2,939	2,946	0.2
TOTAL	45,166	50,017	10.7

Source: California Department of Finance, 2000 and 2006 Housing Estimates

Public Services

- In 1990, the City had a staffing ratio of 1.1 officers per thousand resident. Currently, the ratio is 1.2 officers per thousand residents, below the national average of 1.9 officers per thousand. In 2005, there were 224 sworn officers and 139 civilians providing law enforcement services.
- According to Federal Bureau of Investigation (FBI) and California Crime Index statistics, crime in the City of Oxnard decreased by almost 11 percent between 2000 and 2004.
- The Oxnard Fire Department operates from 7 fire stations; all staffed on a full-time basis with a total of 25 firefighters on duty per shift.
- The Fire Department's goal in a response to a call for service is to have a fire unit on the scene within 5 minutes, 90 percent of the time (as measured from the time of dispatch until arrival of the first unit). Based on an average travel speed of 30 mph, a distance of approximately 1.2 miles can be covered within the standard. In 2004, the City met this standard 66% of the time.
- Based on 2004-05 enrollment figures, three school districts were exceeding the capacity of existing facilities (Oxnard Elementary, Rio Elementary, and Oxnard Union High School).
- With the opening of the South Oxnard Center Branch Library, the square footage of library space per resident will be
 0.5 square feet. Although minimum standards for library space range from 0.6 to 1.0 square foot of library space per resident, the Oxnard Library uses a standard of 1.0 square foot per resident.

Recreation

- Using the City's 2006 population estimate, the City has 4.6 acres of parkland for every 1,000 residents. When City
 access to beaches is included, the ratio increases to 6.6 acres per 1,000 residents.
- The City operates 8 community center facilities including the Performing Arts Center, South Oxnard Center, three youth centers, and three senior centers.

Park Classification Summary, 2006

Туре	Number	Acreage Covered
Mini-Park	4	4.0
Neighborhood Park	32	210.8
Community Playfields (1)	8	(Located within other park classifications)
Community Parks	7	221.5
Special Purpose Facilities	6	445.4
TOTAL	57	881.7

Note: (1) Community playfields are co-located with other park facilities

Source: City of Oxnard, Parks Department, 2006

Planning Challenges Overview

The purpose of this section is to provide an overview of the major constraints that exist in the Planning Area and to describe how these constraints shaped the land use alternatives presented later in the document. The constraints described in this section include the following:

- Growth Management Policies
- Transportation Infrastructure
- · Availability of Vacant Land
- Protection of Existing Land Uses
- Airport Compatibility
- Nearby Military Operations
- Environmentally Sensitive Areas

Growth Management Policies

While Ventura County has not historically been the direct target of growth pressures focused on other Southern California counties, the County and its incorporated cities (including Oxnard) have taken several aggressive steps to ensure preservation of its rich agricultural soils and focus development within incorporated entities. These steps include the development of Guidelines for Orderly Development, SOAR (Save Open Space and Agricultural Resources) programs, and establishing agriculture preserves under the Williamson Act.

Guidelines for Orderly Development (Guidelines). The Guidelines for orderly development have been adopted by the Ventura County Board of Supervisors, all City Councils within Ventura County, and the Local Agency Formation Commission (LAFCO). Originally adopted in 1969, these guidelines maintain the consistent theme that urban development should be located within the incorporated cities whenever and wherever practical. The intent of these Guidelines are to:

- Clarify the relationship between the Cities and County with respect to urban planning;
- Facilitate a better understanding regarding development standards and fees; and
- Identify the appropriate governmental agency responsible for making determinations on land use requests.

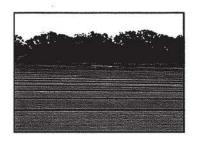
This Guidelines also created Areas of Interest that define major geographic areas reflective of one city or community. This concept provided that there would be no competition between incorporated entities over the establishment of urban uses. Another concept embedded in the Guidelines is the notion of a Sphere of Influence. Before land can be annexed into a jurisdiction, it must be located within the city's Sphere of Influence. The overall result of these policies has been the development of relatively compact cities within the County, including Oxnard, all with their own unique Area of Interest. Similar to other entities within the County, Oxnard is also surrounded by intervening areas of agricultural land, open space, or other natural resources (such as the Pacific Ocean) which provide a buffer to the City and create a unique identity for the community.

Greenbelt Agreements. Oxnard is a participant, along with several other incorporated entities, in agreements with Ventura County and the LAFCO for the establishment of greenbelts. These greenbelts ensure that cities will not annex land within the subject areas, resulting in the preservation of open space buffers between cities. In addition, the County pledges not to permit urban development within these areas. The City of Oxnard is a participant in the following two greenbelt agreements:

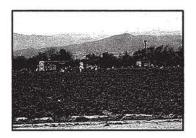
- Oxnard-Camarillo Greenbelt Agreement.
 During the 1980's the City signed a joint
 resolution with the City of Camarillo and
 the County of Ventura to create the
 Oxnard-Camarillo Greenbelt Agreement.
 This agreement calls for the preservation of a large agricultural area
 (approximately 27,000 acres) between
 the cities of Oxnard and Camarillo.
- Oxnard-Ventura Greenbelt Agreement.
 Located in the northwest portion of the
 Planning Area, Oxnard entered into an
 agreement with the City of Ventura in
 1994 for the preservation of 2,460 acres
 of agricultural land between the two
 entities.

Land Conservation Act Contracts.

Owners of agricultural land can reduce their property taxes by entering into a Land Conservation Act contract, agree-

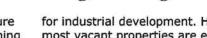






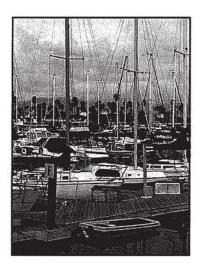






ing to maintain the land in agriculture for a 10- or 20- year period. Beginning in the late 1960s and early 1970s, the County established numerous agricultural preserves under the State's Williamson Act. As a result of these contracts, large areas of agricultural land are removed from consideration for urban development

SOAR. Beginning in 1995, jurisdictions within the County began using City Urban Restriction Boundaries (CURB), also referred to as Urban Growth Boundaries, to direct growth and preserve agricultural resources. Oxnard adopted its SOAR Ordinance on November 3, 1998. This initiative created a CURB around the City preventing it from developing outside the line without the approval of the voters until December 31, 2020. As a result, the City is limited in its response to demands for additional development. Traditional accommodation of outward expansion of the City is a less viable option. As the population increases, the City will be faced with the prospect of extending development beyond the SOAR boundary or increasing density and expanding "upwards" to accommodate additional needs.



Transportation Infrastructure

Based on the existing configuration of the City's transportation network, future opportunities for the construction of new facilities is limited without substantial acquisition of property and investment. As such, alternative modes of transportation should be considered in the design of the City's mobility network. These forms of transportation include transit, pedestrian and bicycle linkages, and other forms of transportation demand management strategies (carpooling, etc). A detailed discussion of transportation challenges are presented later in this document.



Availability of Vacant Land

Vacant and underutilized lands within the City provide opportunities for new development or redevelopment to occur. Approximately 1,519 acres of land are currently vacant, with the largest percent of this land designated for industrial development. However, most vacant properties are either currently within the application process, approved for development, or established as permanent open space (1,204.9 acres or 79.3 percent). In addition, vacant land that is available for development is generally of insufficient size to provide viable development opportunities for considerable growth without incentives.

Planning Challenges Overview

Protection of Existing Land Uses

In certain areas of the City, changes to the land use pattern may be constrained by the presence of existing land uses that may be incompatible with certain uses. Proposed development should be compatible with existing uses or acceptably mitigate potential land use conflicts.

Airport Compatibility

Airports create compatibility issues based largely on noise, safety, and environmental concerns. Proposed land uses within the vicinity of the Oxnard Airport should consider applicable regulations such as the Airport's Master Plan and County Airport Land Use Compatibility Plan (ALUC).

Nearby Military Operations

A symbiotic relationship exists between the Naval Base Ventura County (NBVC -Port Hueneme and NAS Point Mugu) and the City of Oxnard. In order to ensure the preservation of this relationship, the City should examine the need to balance complementary and competing needs and interests. Although existing military operations do not currently present land use compatibility issues within the City, future military mission changes and community land use decisions could result in compatibility conflicts which negatively impact one or both entities.

Environmentally Sensitive Areas

Oxnard's coastal location, fertile area soils, and historical significance provide a variety of biological, aesthetic, and cultural resources requiring preservation and/or protection from urban development.

Envisioning the Future—Visioning

he City of Oxnard implemented the first phase of its General Plan Update, the Visioning Process, in 2002. During this process, approximately 300 people participated in a variety of public participation opportunities including six neighborhood workshops, one communitywide workshop, one INCF meeting, one staff workshop, and stakeholder interviews. At each workshop, participants had the opportunity to voice their concerns and provide suggestions for improving and enhancing the community. Topics of discussion for these meetings included the following: growth, the built environment, neighborhoods and housing, commercial development, employment, open space and the environment, culture and recreation, transportation and mobility, and visions for the future. Key themes heard from this process included the following:

- Quality of Life. Oxnard is envisioned as a safe, friendly, beach community, with a diverse, family-oriented population. Community assets include the City's climate, geographic location (coastal community and close proximity to Los Angeles), and the natural environment (wetlands, beaches, sensitive habitats).
- Growth. Growth should be carefully managed to ensure the provision of adequate public services and protection of valuable open space and agricultural lands. The Save or Our Agricultural Resources (SOAR) program is important to the community and should be maintained or renewed as appropriate.
- Development. Future development opportunities should include a range of housing opportunities including affordable housing for low-income families and senior citizens.

- Tourism. Tourism is a key component to the Oxnard economy and a critical component of the community's identity. Commercial and recreational assets, such as the Channel Island Harbor, should be promoted as tourist destinations.
- Community Design. Community design elements are integral to sustaining and developing a distinct identity for the City of Oxnard and its unique neighborhoods and cultural areas. Elements most in need of improvement and expansion include landscaping, pedestrian linkages, and the quality of design.
- Mobility. The provision of adequate circulation and mobility is integral to the quality of life experienced within the community. Enhancing public transportation, reducing congestion, increasing bicycle and pedestrian opportunities, and improving traffic synchronization and patterning were identified as key mobility issues.
- Recreation. Entertainment and recreational opportunities are important to the community. Recreational needs of the greatest importance include youth centers/activities, soccer fields, senior resources, and new and improved park facilities.
- Culture. There is a strong commitment to the cultural heritage and historical background of the community. Programs designed to revitalize and redevelop older neighborhoods, promote neighborhood identity, and provide increased access to services are encouraged.

Key Issues

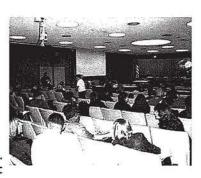
The alternatives addressed in this document were developed based on the key issues ("topics") raised through input from the City's 2002 Visioning Process, Planning Commission Workshops conducted during the fall of 2005, and comments from City staff coupled with information garnered from the preparation of the Background Report. The land use alternatives will be presented later in the report.

The key issues identified have been culled into the following six topical areas:

- Demographics
- Land Use

- Agriculture
- Transportation
- Infrastructure
- Economic Development

The following pages provide a summary of these six key topic areas. For each one, a summary of the issue and identified trends are presented. These topical areas will also be used during the description of the alternatives presented. This presentation of the key issues is not an exhaustive list of those identified or collected, but merely represents those most likely to impact the land use pattern of the alternatives.





Demographics

A community's future is largely a function of what populations are currently in the community, and what population-trends will play out during the 25-year planning period.

community's future is largely a function of what populations are currently in the community, and what population-trends will play out during the 25-year planning period (2006 to 2030). Some population trends are somewhat stable, such as the general movement of the U.S. population to the southern and western states. Other trends are harder to predict, such as the impact of relatively high housing costs on businesses and households over the long term. Oxnard has some population characteristics that are different from other Ventura County cities and between different areas of the City.

Trends identified include the following:

- Population growth scenario projections for the year 2030 range from 238,996 to 285,521 (a 26% to 50% growth rate from 2005)
- Oxnard is already a diverse city in terms of race and Hispanic origin, and will remain diverse given that California, the region, and Ventura County are all trending towards greater diversity.
- On average, the population of Oxnard will continue to be older.
- Oxnard's population will become increasingly bi-modal. There will be both a larger proportion of wealthy people and a larger proportion of poor people. Each of these groups will have very different needs and demands for government services.

2030 Population Projections

CSB and Oxnard Planning Staff prepared four population projection scenarios using the following assumptions: each projection begins with the same data for 2005 (192,232 persons); assumes there are 7,000 new units to be constructed in the City within the next 10 years, mostly in already entitled developments (Riverpark, Seabridge, etc.), in the several large specific plan areas that continue the 1990 General Plan (Ormond Beach, Sakioka Farms, etc.), and/or in any of several private redevelopment projects (Wagon Wheel, former drive-in theater site, etc.). In addition, these scenarios utilize the same birth and death rate assumptions and allow little change in household size. The four scenarios are defined as follows:

- Market Trend Extended. This assumption extends the City's existing market demand trend. Housing production is allowed to
 rise to whatever level is necessary to accommodate net migration and net natural increase at approximately four persons per
 unit.
- Baseline—Known projects (7,000 units until 2015), then only natural increase is accommodated. Migration is not permitted
 until after natural increase is accommodated. This scenarios essentially asks the question, "What is needed to take care of our
 own growth?"
- 3. Baseline plus 350 units per year from 2016 to 2030.
- 4. Baseline plus 700 units per year from 2016 to 2030

Scenarios 3 and 4 both assume more local residents may leave the City because of lack of housing, with scenario 4 providing more housing, thus seeing less residents leaving.

	Market Trend	Baseline (7,000) (+natural in- crease)	Baseline 350 (+350/year)	Baseline 700 (+700/year)
Units added	16,881	15,124	5,250	10,500
Population Added	95,525	88,495	49,000	70,000
2030 Population	285,521	278,491	238,996	259,996
Average Annual Growth	2.0%	1.9%	1.0%	1.5%
Percentage Increase from 2005	49%	45%	24%	35%
A @ 7 d. / /-ib)	2,412 ac	2,161 ac	750 ac	1,602 ac
Area @ 7 du/acre (city avg.)	4 sq. mi.	>3 sq. mi.	1 sq. mi.	2.5 sq. mi

Source: City of Oxnard and UCSB, 2005

Land Use

he diversity of land use plays an integral role in the development of a healthy community with a vibrant economic base and adequate services provided for residents and visitors. Oxnard's land use pattern reflects the City's unique location and surrounding context. Owing its origins to the area's agricultural operations, the City has grown from a small town focused around a central plaza to the largest community in Ventura County. With the exception of several high rise buildings in northern Oxnard, the City is currently characterized by low rise buildings (one or two stories), low density residential, and a large industrial base surrounded by agricultural and natural resources. Most of the City's higher intensity development lies adjacent to primary thoroughfares such as Oxnard Boulevard, Highway 101, Saviers Road, and Hueneme Road.

In addition to the land use constraints mentioned earlier, other interesting issues that may impact growth and development include:

- With changing demographics and land demand pressures from all of Coastal California, housing prices will continue to rise. These rising prices will increase costs to local businesses and will create a population outflow of those who get priced-out of the market.
- The City of Oxnard established five separate redevelopment areas that are intended to encourage reinvestment and rehabilitation of properties within its established boundaries.

- As the predominant urban land use, residential uses comprise over 15% of the acreage within the Planning Area and 42% of the land within the existing CURB line. Approximately 60% of all residential units are single family dwellings. Although higher density units have been increasing in recent years, additional considerations must be given to increasing the residential density of future development proposals.
- Commercial uses comprise 3.1% of the Planning Area and 8.5% of the land within the existing CURB line. This land is dispersed throughout the City and ranges from small, single parcel retail stores to large, regional retail and office developments.
- Industrial lands constitute over 8% of the Planning Area and 22.7% of the area within the CURB. Within the industrial category, light industrial land uses are primarily located in the eastern part of the City between Rice Avenue and Del Norte Boulevard and in southern Oxnard south of Hueneme Road.
- Within the Planning Area, the largest land use is Agriculture. Agricultural areas are found in the northeastern and eastern edges of the City, as well as in large pockets within the northwestern portion of the Planning Area. Within the existing CURB line, agricultural land accounts for less than 1 percent of the total land area.
- Other open space areas (including parks, resource protection areas, and buffers), constitute 5% of the acreage within the Planning Area.
- Approximately 5% of the Planning Area and 12% of the CURB area is specified as other uses which do not fit into one of the previous land use classifications.



Within the Planning Area, Agricultural land comprises the largest percentage (53.7%) of land. However, within the CURB line agriculture comprises only 0.7% of the total land area.

Land Use, 2006

	Planning Area		Cl	JRB
	Acres	Percent	Acres	Percent
Residential	7,027.4	15.4	6,862.2	41.9
Commercial	1,393.3	3.1	1,393.3	8.5
Industrial	3,720.9	8.2	3,720.9	22.7
Agriculture	24,520.7	53.8	121.3	0.7
Open Space (non-agricultural)	2,328.1	5.2	2,267.6	13.9
Other (includes public, schools, easements)	2,354.7	5.1	2,030.8	12.4
County	4,168.5	9.2	1.5	<0.1
Total	45,703	100	16,396.1	100

Source: City of Oxnard and Matrix Design Group , 2006



Many people see the natural beauty and rural nature of the County as a key to it's quality of life.

The City of Oxnard lies entirely within the Oxnard Plain, which contains some of the most fertile land in Ventura County. Agricultural areas are found in the northeastern and eastern edges of the City, as well as in large "pockets" within the northwestern portion of the Planning Area. These "pockets" are green buffers surrounding the developed areas and are marked by tall eucalyptus and cypress windrows.

Farming in Ventura County has always been a major contributor to the nation's food supply, as well as an important part of the rural lifestyle, which exists throughout much of the county. Agriculture also generates a substantial number of jobs ranging from crop production to processing, and shipping and other related industries. Ventura County is recognized as one of the principal agricultural counties in the State, with gross revenues from the sales of agricultural commodities in the billions of dollars.

The seasonal crop production pattern through out Ventura County is divided into two general categories: cool season and warm season crops. The cool season crops are generally harvested from fall through spring or early summer and include: broccoli, cauliflower, celery, lettuce, and spinach. The warm season crops are harvested from mid-summer through fall and include: fordhook green lima beans, snap beans, cucumbers, peppers and tomatoes. Year round crops include: cabbage (all year), strawberries (early spring to early summer) and lemons (January to mid-June). The overall mix of agricultural crops within the County has varied over the past years, but the top three agricultural crops for 2004 were strawberries, nursery stock and lemons.

Agricultural operations within the southern portion of Ventura County receive the majority of their water from groundwater (generally privately-owned wells) and public water districts that divert surface water from the Santa Clara River and various lakes and stream watersheds through an extensive network of canals and natural waterways. The United Water Conservation District (UWCD) is

responsible for groundwater recharge throughout most of the Santa Clara River Valley and for the wholesale distribution of water to purveyors on the Oxnard Plain. Lake Piru is UWCD's reservoir for water which is released into the Santa Clara River for subsequent recharge into the underground aquifers for later urban and agricultural use. Additional water sources are also available through the implementation of the City's new Groundwater Recovery Enhancement and Treatment (GREAT) Program. The GREAT Program consists of several elements intended to maximize the benefit from local recycled and groundwater resources. The Calleguas Municipal Water District is responsible for providing imported water for wholesale purposes to retail water purveyors serving municipal/ industrial customer in the southeastern portions of the County.

Groundwater is the single most important source of water in the County. In 1985, it provided about 67% of the water utilized in the County. It is pumped extensively by individual well owners as well as purveyors who sell it at either retails sales to individuals or at wholesale to other purveyors. Since, overall, more groundwater is used than is replaced, the County's groundwater reserves are slowly decreasing (i.e., water is being extracted more rapidly than it is being replaced).

Other interesting issues impacting agricultural production include the following:

- As Oxnard develops on its outskirts, the agricultural support industry becomes increasingly isolated. They may eventually move inland, closer to the crops.
- The City's Planning Area contains significant agricultural lands that are important to the region's economy.
- Agricultural lands designated as prime farmlands account for an estimated 9,890 acres or approximately 22% of the total land that encompasses the Planning Area.
- Urban encroachment could intensify a variety of nuisance-related issues (i.e., dust, odor, noise, etc.) associated with agricultural uses or activities in the Planning Area.

Transportation

ransportation and mobility within the City of Oxnard are currently vital issues and will be even more important in future years as the City of Oxnard population and employment increases. Communities can be both defined and constrained by its transportation system. Historically, transportation planning efforts within the City focused on the development of a street and highway network that would meet the demands of automobiles. Due to the existing urban development within the CURB line, there is minimal opportunity for the construction of new and expansion of existing roads. Alternative transportation modes, including public transportation, bicycling, and passenger rail facilities, are becoming more important as the City of Oxnard focuses on maintaining a reduced dependency on the automobile.

Traffic Effects for Existing and Future Land Uses. Traffic congestion is often a result of economic and population growth. As the City updates its land use pattern, the ability to provide adequate mobility options will be an important factor in the determination of growth potential. The following information summarizes the potential impacts to land use decisions.

- Major Employment and Residential Developments. Major employment centers and major residential developments that are not close in proximity to the labor pool mean longer private automobile trips and an increase in Oxnard congested corridors, by both private automobile and public transportation. Major employment centers and major residential developments that incorporate a major driveway access point can cause intersection congestion and create neighborhood impacts that can include safety concerns for children in residential areas.
- Major Commercial Developments. A new commercial development impacts traffic by the type of land use associated with the development. For example, a fast food restaurant of approximately 1,000 square feet will generate approximately 500 vehicle trips. These trips do not impact Oxnard, as these automobiles are assumed to already be on the road and are not creating any new traffic by the patronage of a fast food restaurant. Another example is a light industrial complex of approximately 70,000 square feet will generate approximately 500

vehicle trips, also. However, these trips impact Oxnard, as these automobiles constitute new automobile trips to the facility. Light industrial complexes also increase the presence of commercial vehicles and increase goods movement.

 Goods Movement. The significance of Port of Hueneme also contributes to a high level of freight railroad and commercial vehicle traffic through the City. As such, the movement of goods can significantly congest and delay mobility at critical intersections due to vehicle size and frequency. In addition, due to the presence of at-grade railroad crossings, traffic flow within the City can be significantly delayed along Oxnard Boulevard and Fifth Street.

Existing Traffic Deficiencies. Growth and expansion within a city often lead to increased travel via private automobile and overall increased congestion. Existing traffic deficiencies occur at the following critical intersections within Oxnard (these intersections are also illustrated on page 11):

- Gonzales Road and Victoria Avenue.
- Vineyard Avenue (SR-232) and Esplanade Drive.
- Vineyard Avenue (SR-232) and Oxnard Boulevard (SR-1).
- Gonzales Road and Oxnard Boulevard (SR-1).
- Five Point intersection (Oxnard Boulevard (SR-1), Saviers Road and Wooley Road).
- Channel Islands Boulevard and Ventura
 Road
- Auto Center Drive and Rose Avenue.
- Auto Center Drive and Ventura Road.
- Rose Avenue and Gonzales Road.
- Rose Avenue and Fifth Street (SR-34).
- Rose Avenue and Channel Islands Boulevard.
- Rice Avenue and Fifth Street (SR-34).

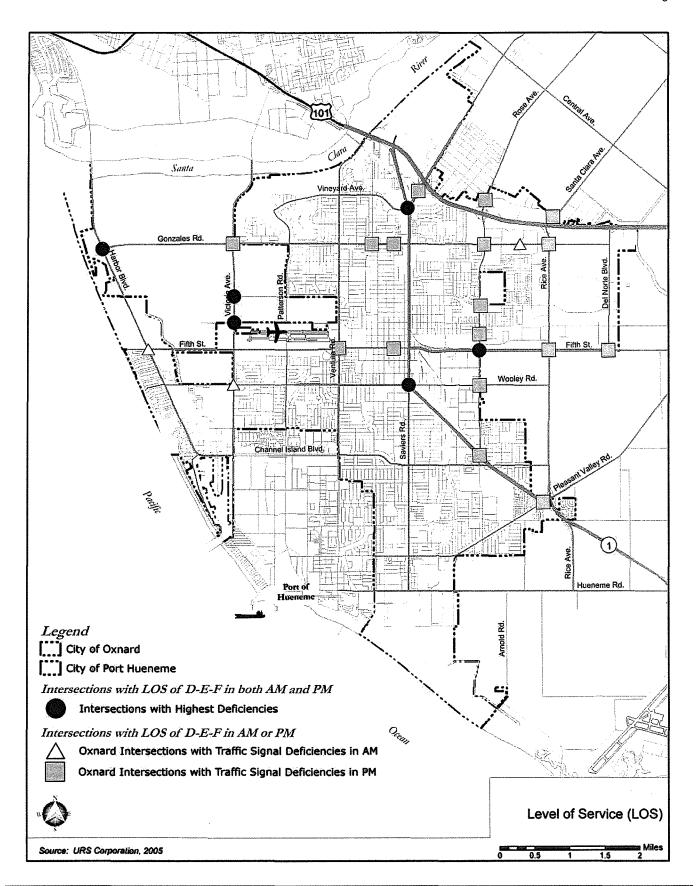
Other interesting issues impacting transportation include the following:

 The primary source of mobile emissions is vehicles (automobiles, passenger trucks, trucks, and buses). Vehicle emissions are also the primary source of ozone precursors (i.e., ROG and NOx).

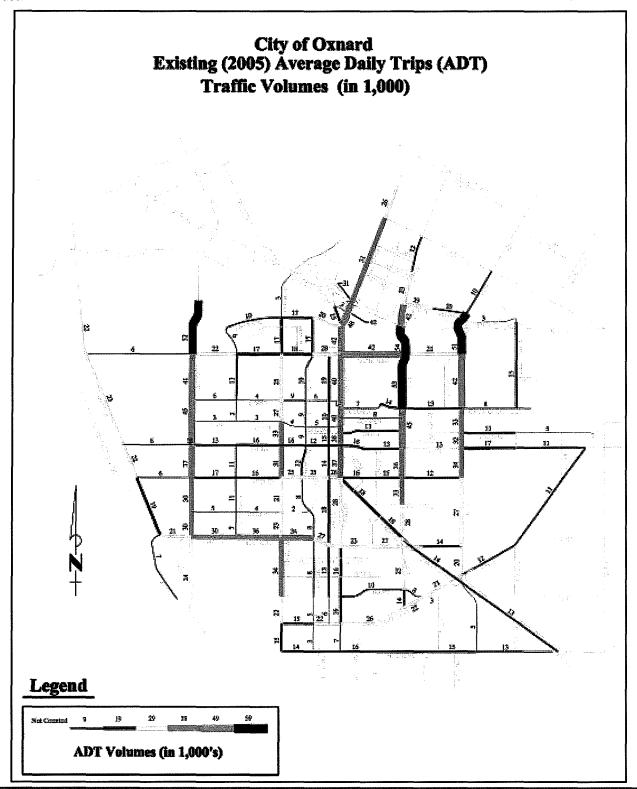


The development and quality of life for the City of Oxnard is dependent on the availability of adequate infrastructure.

Alternatives Page 11



The following graphic illustrates the Average Daily Trips (ADT) for the primary transportation facilities within the City of Oxnard. As shown on this map, those facilities with the highest average daily traffic volumes (total traffic within a 24-hour period) include: Victoria Avenue (north of Gonzales Road); Rose Avenue (between US 101 and Camino Del Sol); and Rice Avenue (between Auto Center Drive and Gonzales Road). In general, traffic volumes are higher in northern Oxnard and decrease as one moves south within the City, with the lowest volumes witnessed along the coast.





The development and quality of life for the City of Oxnard is dependent on the availability of adequate infrastructure.

Infrastructure

The provision of adequate public infrastructure, facilities, and services directly affects a community's ability to prosper and meet the demands resulting from new development. Constraints unique to each service often determine its ability to adapt to growth and determine the difficulties associated with meeting this growth. Key findings pertaining to infrastructure and public facilities include the following:

Water demand is growing at the compound rate of two percent per year. To meet this increased demand, the City is expanding the supply system (Springville Reservoir Project) and distribution system (Blending Station Number 4 and Water Separation Vaults) to ensure that enough water can be delivered at adequate fire flow levels as new customers are added to the system. Supply limitations on the City's local groundwater allocation and imported water sources, as well as the anticipated increasing cost of water, justify the City's exploration of alternative water source development. In response to this expected shortfall, the City is implementing a Groundwater Recovery Enhancement and Treatment (GREAT) program. The City needs to review water sources and pricing.

- Groundwater aquifers within the Planning Area are currently threatened by saltwater intrusion and possible contamination from commercial or industrial sources located in close proximity to recharge areas.
- Factors affecting the water quality of the Santa Clara River include water diversions, agricultural/urban runoff, in-channel gravel and sand mining, and non-native species invasions.
- The Oxnard Wastewater Treatment Plant (OWWTP) is adequate to handle a population of 232,050 for the year 2014. The wastewater collection system requires an investment of 25 capital improvement projects to mitigate hydraulic deficiencies.
- The stormwater drainage network is insufficient to accommodate the increased runoff produced by a full build-out of the 2020 General Plan.
- The City of Oxnard is served by four elementary school districts and one high school district. The fastest growing districts are located in northern Oxnard. As the population continues to expand, new growth will require additional school facilities. The unavailability of vacant land within the existing CURB boundary makes locating new facilities difficult.

Economic Development

The inventory of economic assets and the setting of economic objectives are important components in the general planning process. Economic assets, and their utilization, influence the growth of the community. Since the private sector is the primary source of economic activity, the City has a limited capacity to influence the economy. It is therefore important that the General Plan sustain and promote economic activity by firmly establishing these policies.

Other interesting trends identified that may impact economic growth include the following:

- Oxnard is Ventura County's industrial center, with the County's highest concentration of industrial space.
- Oxnard is located on some of the most productive agricultural land in the nation.
 As such, agriculture is a significant component of the City's industrial base and

stable source of jobs and economic activity. In 2004, agricultural production represented 19.5 percent of Oxnard's job base.

- As global trade continues to expand, and it will, the Port of Hueneme will become more active. This activity will increase demand on existing infrastructure and demand for new infrastructure.
- Manufacturing industries, particularly those of tradable goods, goods that can be manufactured anywhere, may move out of California to a lower-cost location. Oxnard has a relatively high concentration of such businesses.
- Oxnard has shown relatively little interest in the hospitality market as evidenced by the minimal promotion of its beaches and marina. With the recent addition of new hotels, potential opportunities exist for Oxnard to capitalize on its tourist resources and focus future marketing efforts on its coastal area.



Oxnard is Ventura County's industrial center, with the County's highest concentration of industrial space.

Developing Land Use Alternatives

The land use alternatives described in this document were developed through a process that involved input from City staff, consultant findings, and the public (from Workshop participation and the Visioning Process conducted in 2002). A charrette with City staff and the project team was held on March 28th. Findings from this charrette were presented to the EDCC on March 29th. These scenarios include three land use concepts:

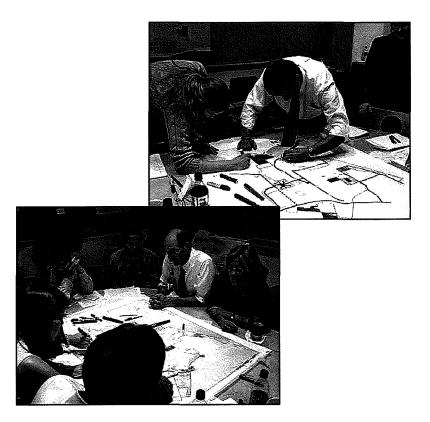
- A. Compact Concentric Infill—Focuses development inside the existing CURB line.
 Future growth will be infill, relatively small projects, redevelopment-oriented, and of higher density.
- B. Compact Concentric Infill with Workforce Housing Development Outside the CURB—Focus development inside the existing CURB line, but extends opportunities for workforce housing (with a preference for local residents) north of the City.
- X. Compact Concentric Infill with New Development Outside the CURB—Focuses development inside the existing CURB line, but provides additional development opportunities including workforce housing north of the City and mixed use development to the east. Areas of new development outside the CURB line would allow mostly large-scale private development of adjacent areas that "round-out and fill-in" the City's boundaries.

The three land use alternatives provided in this document are still conceptual in nature. Their purpose is to illustrate three alternative scenarios for future growth in order to frame a discussion concerning the preferred pattern of growth. This preferred concept may be one of the three concepts presented or it may be a hybrid that combines features of two or more alternatives. The preferred concept developed will serve as the basis for the development of the General Plan and associated Environmental Impact Report (EIR).

The following assumptions were made in the development of the land use alternatives:

- What was currently in the development pipeline will get built.
- All existing specific plans or redevelopment plans, with the exception of Teal Club, Wagon Wheel, and Sakioka, will maintain their current or proposed land use plan.
- Development proposals should, where possible, minimize the loss of agricultural land.
- Should generally work towards the population range of the 2030 population projections (238,000 to 286,000).
- Provide a broad range of housing opportunities.
- Consider mobility implications to land use decisions.
- Provide options for the maximum usage of land—such as infill or mixed use development.
- · Consider the expiration of CURB.
- Protect existing land uses from incompatible development.

The preferred land use concept may be one of the three concepts presented or it may be a hybrid that combines features of two or more alternatives.



Legends to Graphic Representations of Alternatives

Other Symbols

Transit Station

Transit-Oriented Overlay

Transportation Improvement

Urban Village

The following chart provides a legend to the land use alternatives presented on the following pages. In addition, this chart graphically portrays the conversion of the 2020 land use categories and the categories used for the alternatives. Once the preferred alternative is determined, the land use recommendations will be converted to the 2020 land use categories. When necessary, additional categories may be proposed.

General Plan 2020	Alternatives	
Residential		
Rural 1-4 DU		
Very Low 1-2 DU	Low	
Low 3-7 DU	Section 1	
Low Medium 8-12 DU		apper es
Medium 13-18 DU	Medium	entra contrar
Residential High 18-30 DU	High	
Factory Built 1-7 DU	N/A	
Commercial		
Community		
Convenience		
General		
Neighborhood	Commercial	1
Office		
Regional		
Central Business District		
Specialized RS	Eco-Tourism	
Industrial Light		
Limited		
Coastal Dependent	Industrial	
Central Industrial Area	Housela	
Business & Research Park		
BUSH 1835 & RESEARCH Park		
Open Space		
Resource Protection		
Recreational Area		
Park		
AG/Planning Reserve	Open Space	200
Open Space	/ Park	
Open Space Buffer		
Agriculture		
Other		
School		
Visitor Serving		
Airport Compatible	Public	
Public Utility/Energy		
Public/Semi-Public		
Easement		

Ventura County

Although the Planning Area of the City extends outside the CURB boundary to include portions of the County, the following alternatives focus on only those areas recommended for a land use change from the existing General Plan.

Mixed Use

Compact Concentric Infill

Alternative

his alternative focuses on intensifying development at key locations throughout the city. These locations, known as "urban villages," are identified as areas with underutilized properties that are prime for revitalization and infill properties. This "urban village" concept provides sufficient densities to make transit feasible and provides sufficient neighborhood services and shops to support daily needs through sustainable design. There are five "urban villages" identified throughout the city that reinforce: redevelopment, reinvestment, mixed-use development, and transit connectivity.



Demographics

- Population growth is directed toward existing urbanized areas.
- Specified opportunities for workforce housing encourage younger generations and lower income households to remain within the City, rather than relocating to less expensive areas.



Land Use

- Provide a mixture of land uses both horizontal as well as vertical
- Promote a more efficient land use pattern that reduces development pressures on agricultural lands, ecosystems, and open space
- Future development will be relatively small-scale, redevelopment-oriented, higher density infill projects.



Transportation

- Provide transit connectivity between "urban villages" and the Oxnard Transit Center.
- May result in less air pollution emissions due to increased transit usage and less dependency on the automobile.
- Mitigate regional air quality by developing a more transit oriented land use pattern reducing the number of automobile trips.
- Provide extension of Del Norte as eastern gateway.



Agriculture

Concentrates growth within existing CURB lines, mitigating the impact for the conversion of existing farmland to urban development.



Infrastructure

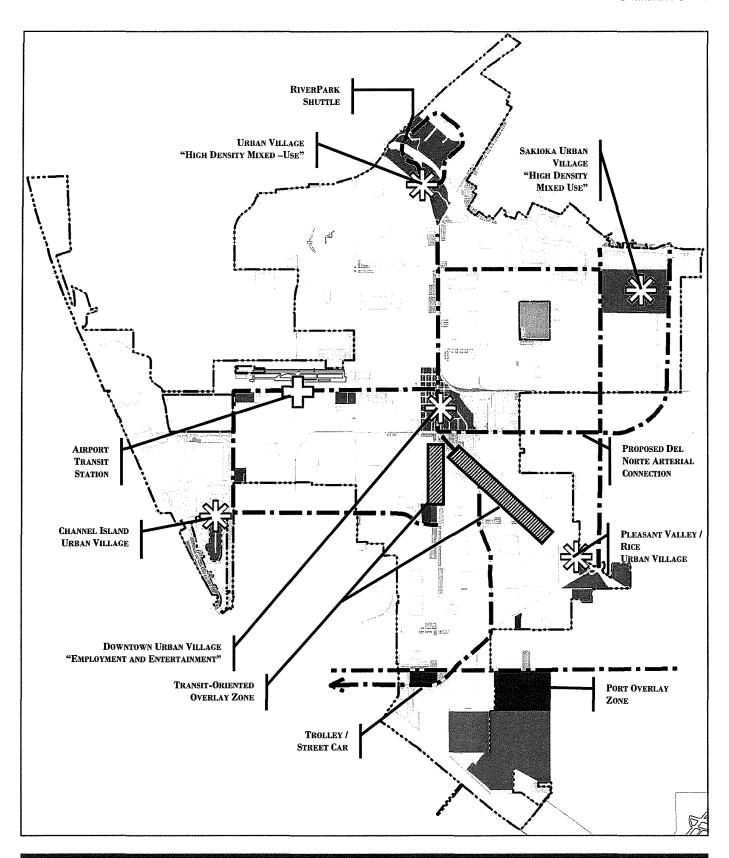
- Takes advantage of the existing well-developed infrastructure systems of the city.
- Maximize the use and efficiency of existing resources, infrastructure, and energy.



Economic Development

- Concentrates new employment growth in Urban Villages in close proximity to new residential growth.
- Larger commercial and industrial projects will be limited to the developers ability to acquire a large enough land area for redevelopment and reinvestment
- Encourages the revitalization and redevelopment of underutilized parcels for new commercial and industrial development to occur.

Alternative A



Compact Concentric Infill w/ Workforce Housing Outside CURB

Alternative lacksquare uilding upon the principles established for Alternative A (Urban Villages, transit connectivity, redevelopment, reinvestment, and mixed use development), this concept promotes the expansion of the CURB line to include approximately 460 acres on the City's northern boundary to provide additional housing opportunities consisting of a mixture of extremely-low, low, and moderate income housing, with a preference given to local residents. In exchange for the development of the workforce housing opportunities, the Teal Club Specific Plan area would not be developed. Finally, this alternative would relocate agricultural support and other uses in the Central Industrial Area to other areas and the conversion of the CIA to an expansion of the downtown core in a "transit-oriented" format.



Demographics

- Population growth is directed toward existing urbanized areas.
- Specified opportunities for workforce housing encourage younger generations and lower income households to remain within the City, rather than relocating to less expensive areas.



Land Use

- Provides both a horizontal and vertical land use mix.
- Development will occur mostly within the CURB boundary, with some exceptions that foster workforce and affordable housing.
- No development of Teal Club site.
- Development outside the existing CURB line occurs after 2020 or by voter approval.



Transportation

- Provide transit connectivity between "urban villages" and the Oxnard Transit Center.
- May result in less air pollution emissions due to increased transit usage and less dependency on the
- Mitigate regional air quality by developing a more transit oriented land use pattern reducing the number of automobile trips.
- Provide extension of Del Norte as eastern gateway.



Agriculture

- Extends urban development beyond existing CURB line in northern Oxnard. This area is also within the Ventura-Oxnard Greenbelt Agreement.
- Promotes a more efficient land use pattern that reduces development pressures on agricultural lands, ecosystems, and open space.



Infrastructure

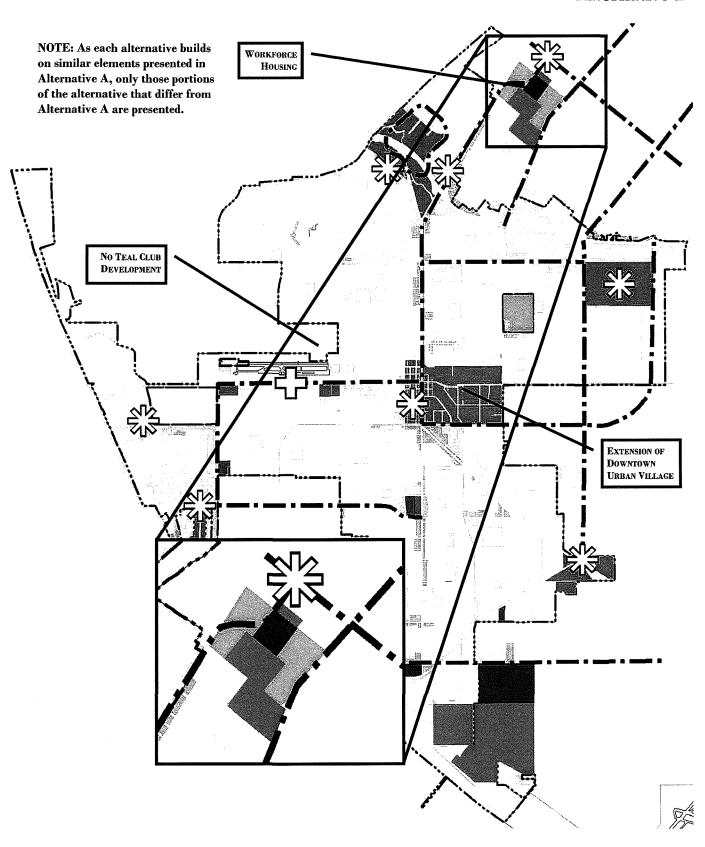
- Provides increased service areas for fire and police.
- Concentrates development in school districts experiencing existing school capacity issues (Rio and Oxnard Elementary Districts).



Economic Development

- Concentrates new employment growth in Urban Villages in close proximity to new residential growth.
- Larger commercial and industrial projects will be limited to the developers ability to acquire a large enough land are for redevelopment and reinvestment.
- Encourages the revitalization and redevelopment of underutilized parcels for new commercial and industrial development to occur.

Alternative B



Alternative

Compact Concentric Infill w/ New Development Outside CURB

his alternative looked at a shift in development from within the community to locations currently located outside of the established CURB boundary. Growth would be directed to both infill and new development areas including: Rose/Santa Clara, Southeast Urban Village (Wooley and Rice), Gonzales/Victoria, and Mandalay Bay North. Areas of new development outside the CURB line would allow mostly large-scale private development of adjacent areas that "round-out and fill-in" the City's boundaries. As with other alternatives, this concept would employ the use of Urban Villages to provide opportunities for mixed-use development, increased residential densities, and transit connectivity. Tourism opportunities would be supported through the provision of eco-tourism in the Ormond Beach area and waterfront tourism in the Channel Harbors area. Workforce development in northern Oxnard would also be supported. Lastly, the Five Points intersec-



Demographics

 Provides more opportunity for the population to spread-out leading to the potential for a lower residential density than Alternative A.

tion would be reconfigured to provide improved mobility within the Downtown.

 Specified opportunities for workforce housing encourage younger generations and lower income households to remain within the City, rather than relocating to less expensive areas.



Land Use

- Allows some development outside the CURB in areas contiguous with the existing urban boundary.
- Provides for a mixture of residential densities and housing types.
- Protects sensitive natural areas, such as Ormond Beach wetlands.
- Development outside the existing CURB line occurs after 2020 or by voter approval.



Transportation

- Requires transportation improvements to serve new development areas.
- Supportive of transit opportunities.
- Mitigate regional air quality by developing a more transit oriented land use pattern reducing the number of automobile trips.
- Provide extension of Del Norte as eastern gateway.



Agriculture

- Loss of existing agricultural land, most agricultural impact of all Alternatives presented.
- Provides "hard edge" between urban development and agricultural land with Rice Avenue providing a definitive border.
- Relocates agriculture supportive industries out of the downtown area.



Infrastructure/Services

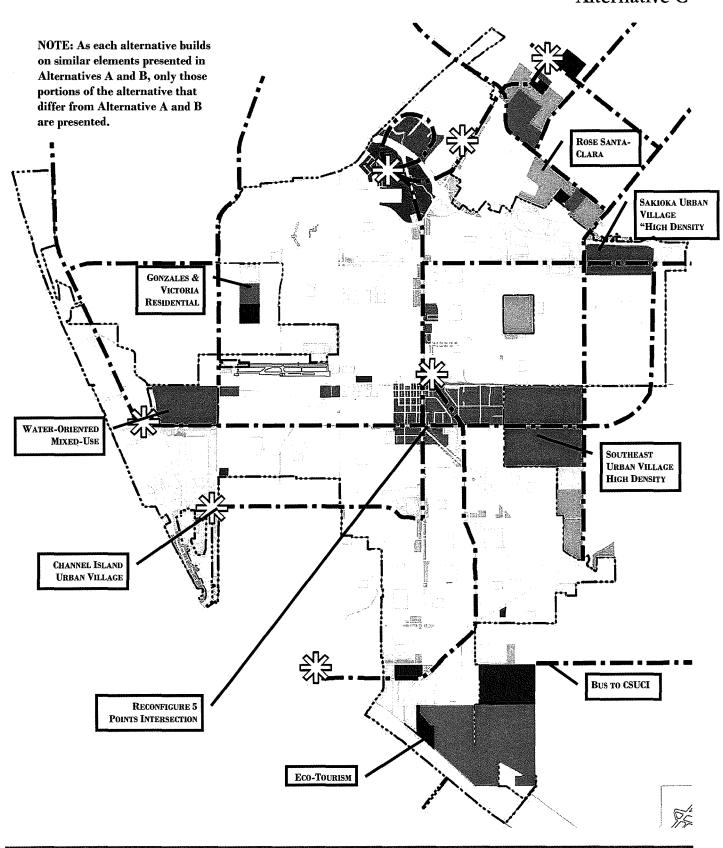
- Extension of new infrastructure needed to serve new Greenfield development.
- Provides increased service areas for fire and police.
- Concentrates development in school districts experiencing existing school capacity issues (Rio and Oxnard Elementary Districts).



Economic Development

- Provides for the redevelopment and reinvestment of industrial areas.
- Provides for the creation of a "Port Overlay" Zone.
- Strengthens City's role in the provision of eco-oriented tourism.

Alternative C



Comparative Summary of Alternatives

The following tables present the projected population, dwelling units, and jobs for (1) the total Planning Area and (2) only those portions of the land use alternatives recommended for change from General Plan 2020.

Planning Area Totals

Land Use	Density	Number	of Dwellin	g Units	Persons Per Household Multiplier	Proje	Projected Population	
Maximum Dwelling L	Jnit Density	_						
	Max	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Rural	4	1,776	1,776	1,776	3.9	6,926	6,926	6,926
Very Low Density	2	18	0	18	3.9	70	0	70
Low Density	7	24,283	24,640	27,881	3.9	94,704	96,096	108,736
Low-Medium Density	12	10,753	10,572	12,051	3.8	40,861	40,174	45,794
Medium Density	18	13,464	15,228	20,520	3.7	49,817	56,344	75,924
High Density	30	13,724	13,724	19,810	3.7	50,779	50,779	73,297
Mobile Home	7	1,043	1,043	1,246	2.3	2,399	2,399	2,866
Total		65,061	66,983	83,302		245,556	252,717	313,613
Declining Persons Pe	er Household	Trend						
	Max	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Rural	4	1,776	1,776	1,776	3.5	6,216	6,216	6,216
Very Low Density	2	18	0	18	3.5	63	0	63
Low Density	7	24,283	24,640	27,881	3.5	84,991	86,240	97,584
Low-Medium Density	12	10,753	10,572	12,051	3.4	36,560	35,945	40,973
Medium Density	18	13,464	15,228	20,520	3.3	44,431	50,252	67,716
High Density	30	13,724	13,724	19,810	3.3	45,289	45,289	65,373
Mobile Home	7	1,043	1,043	1,246	2.1	2,190	2,190	2,617
Total		65,061	66,983	83,302		219,740	226,133	280,542
					- \	Alt A	Alt B	Alt C
Employment Total						88,532	88,457	100,471

Land Use Alternative Only

Land Use	Density	Number	of Dwellin	g Units	Persons Per Household Multiplier	Proje	cted Popula	ation
Maximum Dwelling U	Init Density							
	Max	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Rural	4	0	0	0	3.9	0	0	C
Very Low Density	2	0	0	0	3.9	0	0	
Low Density	7	105	1,064	3,850	3.9	410	4,150	15,015
Low-Medium Density	12	294	294	2,001	3.8	1,117	1,117	7,604
Medium Density	18	5,022	6,948	12,060	3.7	18,581	25,708	44,622
High Density	30	6,789	6,789	13,027	3.7	25,119	25,119	48,200
Factory Built	7	0	0	0	2.3	0	0	0
Total Population		12,210	15,095	30,938		45,227	56,094	115,441
Declining Persons Pe	r Household	l Trend						
	Max	Alt A	Alt B	Alt C		Alt A	Alt B	Alt C
Rural	4	0	0	0	3.5	0	0	0
Very Low Density	2	0	0	0	3.5	0	0	0
Low Density	7	105	1,064	3,850	3.5	368	3,724	13,475
Low-Medium Density	12	294	294	2,001	3.4	1,000	1,000	6,803
Medium Density	18	5,022	6,948	12,060	3.3	16,573	22,928	39,798
High Density	30	6,789	6,789	13,027	3.3	22,404	22,404	42,989
Factory Built	7	0	0	0	2.1	0	0	C
Total Population		12,210	15,095	30,938		40,343	50,056	103,066
						Alt A	Alt B	Alt C
Employment Total						25,994	25,994	39,177

Comparative Summary of Alternatives

The three alternatives are summarized below based on their evaluation on specified criteria.



Meets criteria

	Alternative A	Alternative B	Alternative C
Transit supportive		0	4
Minimize construction of new roads	0	•	•
Provides higher density residential options		0	0
Provides workforce housing opportunity	0		0
Promotes infill development	0	0	•
Minimizes conversion of agricultural land	0	0	0
Focus on redevelopment and reinvestment			
Preservation of CURB		9	0
Compatibility with existing land use			
Minimize environmental disruption			0
Optimize public investment	0	•	4
Provides economic development opportunities	•	0	0
Protects visual resources	0	9	9
Promotes recreational opportunities	0	0	0
Enhances air quality	0	0	0
Protects coastal land uses			0
Promotes neighborhood identity			

Policy Commitments



Compact Concentric Infill

- City commits to growth is accommodated through infill development, higher densities, and transportation infrastructure.
- City supports the incorporation of transit infrastructure.
- The City would need to be committed to insisting on medium to high-density infill and planning of neighborhoods.
- Revitalization and reinvestment in designated "urban villages" would need to be facilitated.
- City commits to supporting mixed used developments emphasizing the integration of housing and employment
 opportunities into compact urban villages.
- City commits to the development of transit-oriented overlay districts on Oxnard Blvd. and Saviers Rd.



Compact Concentric Infill w/Workforce Housing Outside CURB

- City commits to support development outside the existing CURB in northern Oxnard for the provision of workforce housing opportunities.
- Revitalization and reinvestment in designated "urban villages" would need to be facilitated.
- City supports the incorporation of transit infrastructure, with emphasis on the connection of workforce housing developments to employment opportunities.
- City commits to supporting mixed used developments emphasizing the integration of housing and employment opportunities into compact urban villages.
- · City commits to the development of transit-oriented overlay districts along Oxnard Blvd. and Saviers Rd.



Compact Concentric Infill w/ New Development Outside CURB

- City commits to support development outside the existing CURB in several areas adjacent to existing urban development, including Rose-Santa Clara; Southeast Urban Village; and Gonzales & Victoria.
- City supports the redevelopment of existing industrial uses east of Oxnard Blvd. Agriculture support industries would need to be relocated.
- City commits to capitalizing on natural resources through the promotion of eco-tourism activities.
- Revitalization and reinvestment in designated "urban villages" would need to be facilitated.
- City supports the incorporation of transit infrastructure, including the connection of workforce housing developments to employment opportunities and connecting CSUCI to Oxnard.
- City commits to supporting mixed used developments emphasizing the integration of housing and employment opportunities into compact urban villages.

City of Oxnard

RHNA Appeal Request

ATTACHMENT B

Adopted 2030 General Plan Land Use Map October 2011 1 page

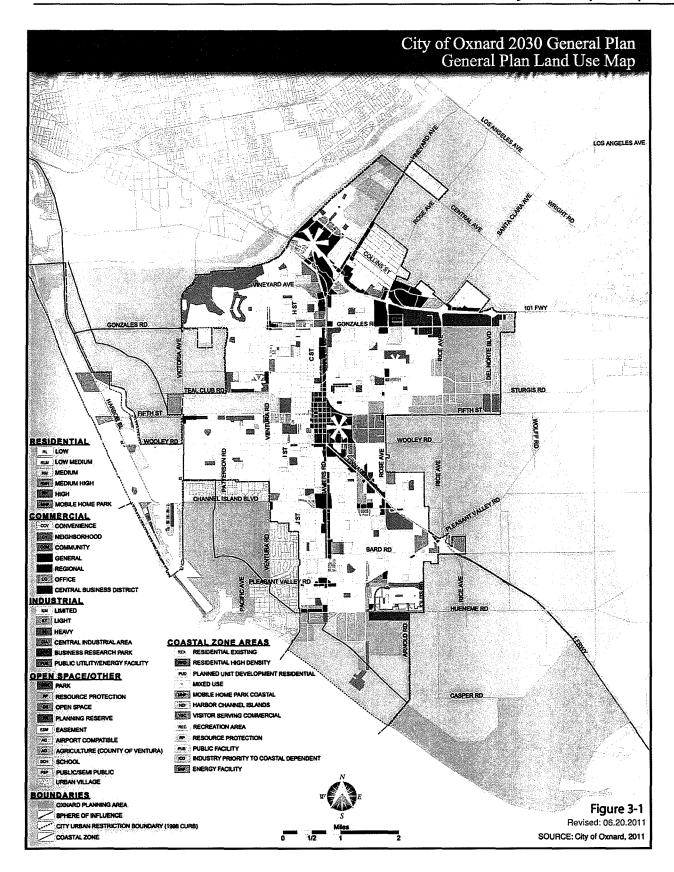


Figure 3-1 Land Use Map

FINAL September 2011 Page 3-3

City of Oxnard

RHNA Appeal Request

ATTACHMENT C

Final 2010 Urban Water Management Plan

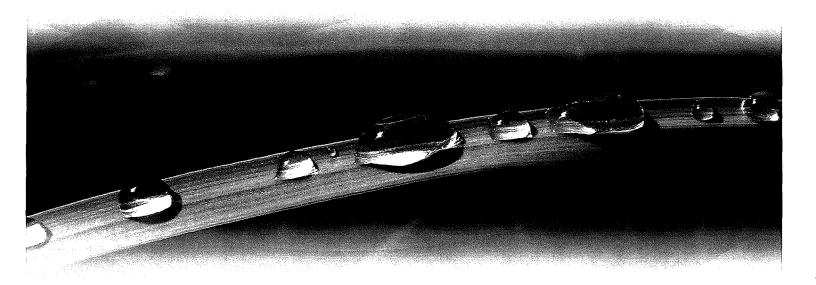
City of Oxnard

March 2012

92 pages

PUBLIC DRAFT VERSION

CITY OF OXNARD 2010 URBAN WATER MANAGEMENT PLAN



Prepared for: City of Oxnard

Prepared by: Kennedy/Jenks Consultants

March 2012



Kennedy/Jenks Consultants

2775 North Ventura Road, Suite 100 Oxnard, California 93036 805-973-5700 FAX: 805-973-1440

Draft 2010 Urban Water Management Plan

March 2012

Prepared for

City of Oxnard 251 S. Hayes Ave. Oxnard, CA 93030

K/J Project No. 1189006*00

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Chapter 1: Introduction

This volume presents the 2010 Urban Water Management Plan for the City of Oxnard (City) service area. This chapter describes the general purpose of the Plan, discusses Plan implementation, and provides general information about the City of Oxnard and service area characteristics. A list of acronyms and abbreviations is also provided.

1.1 Purpose

An Urban Water Management Plan (UWMP or Plan) is a planning tool that generally guides the actions of water management agencies. It provides managers and the public with a broad perspective on a number of water supply issues. It is not a substitute for project-specific planning documents, nor was it intended to be when mandated by the State Legislature. For example, the Legislature mandated that a plan include a section which "describes the opportunities for exchanges or water transfers on a short-term or long-term basis." (California Urban Water Planning Act, Article 2, Section 10630[d].) The identification of such opportunities, and the inclusion of those opportunities in a general water service reliability analysis, neither commits a water management agency to pursue a particular water exchange/transfer opportunity, nor precludes a water management agency from exploring exchange/transfer opportunities not identified in the Plan. When specific projects are chosen to be implemented, detailed project plans are developed, environmental analysis, if required, is prepared, and financial and operational plans are detailed.

In short, this Plan is a management tool, providing a framework for action, but not functioning as a detailed project development or action. It is important this Plan be viewed as a long-term, general planning document, rather than as an exact blueprint for supply and demand management. Water management in California is not a matter of certainty, and planning projections may change in response to a number of factors. From this perspective, it is appropriate to look at the Plan as a general planning framework, not a specific action plan. It is an effort to generally answer a series of planning questions including:

- What are the potential sources of supply and what is the reasonable probable yield from them?
- What is the probable demand, given a reasonable set of assumptions about growth and implementation of good water management practices?
- How well do supply and demand figures match up, assuming that the various probable supplies will be pursued by the implementing agency?

Using these "framework" questions and resulting answers, the implementing agency will pursue feasible and cost-effective options and opportunities to meet demands. The City of Oxnard will explore enhancing basic supplies outside of or in addition to traditional sources. These include additional groundwater extraction and recycling. Specific planning efforts will be undertaken in regard to each option, involving detailed evaluations of how each option would fit into the overall supply/demand framework, how each option would impact the environment, and how each option would affect customers. The objective of these more detailed evaluations would be to

find the optimum mix of conservation and supply programs to ensure the needs of the customers are met.

The California Urban Water Management Planning Act (Act) requires preparation of a plan that:

- Accomplishes water supply planning over a 20-year period in five year increments. (The City of Oxnard is going beyond the requirements of the Act by developing a plan which spans 25 years.)
- Identifies and quantifies adequate water supplies, including recycled water, for existing and future demands, in normal, single-dry, and multiple-dry years.
- Implements conservation and efficient use of urban water supplies.

A checklist to ensure compliance of this Plan with the Act requirements is provided in Appendix A.

In short, the Plan answers the question: Will there be enough water for the City of Oxnard in future years, and what mix of programs should be explored for making this water available?

It is the stated goal of the City of Oxnard to deliver a reliable and high quality water supply for their customers, even during dry periods. Based on conservative water supply and demand assumptions over the next 25 years in combination with conservation of non-essential demand during certain dry years, the Plan successfully achieves this goal.

1.2 Implementation of the Plan

This subsection provides the cooperative framework within which the Plan will be implemented including agency coordination, public outreach and resources maximization.

1.2.1 Joint Preparation of the Plan

Agencies directly or indirectly involved in matters related to the City of Oxnard's water supplies are:

- Metropolitan Water District of Southern California (MWDSC): wholesale supplier of imported surface water
- Calleguas Municipal Water District (CMWD): wholesale supplier of imported surface water (Member agency of MWDSC)
- United Water Conservation District (UWCD): wholesale supplier of groundwater and primary groundwater replenishment agency for the Lower Santa Clara River watershed
- Port Hueneme Water Agency (PHWA): adjacent to the City and receives CMWD water through a portion of City system

- Fox Canyon Groundwater Management Agency (FCGMA): oversees the groundwater basins in southwestern Ventura County
- · City of Ventura: adjacent to the City
- City of Camarillo: adjacent to the City
- City of Port Hueneme: adjacent to the City and member agency of PHWA
- County of Ventura: preparer of the Watersheds Coalition of Ventura County Integrated Regional Water Management Plan
- Channel Islands Beach Community Services District (CIBCSD): a member agency of PHWA
- Naval Base Ventura County (NVBC): member agency of PHWA
- City of Oxnard Development Services Department: planning information for generation of future demands
- Ventura Local Agency Formation Commission

Other non-governmental agencies that were contacted during plan preparation include:

- Building Industry Association (BIA)
- Central Coast Alliance United for a Sustainable Economy (CAUSE)

As part of the City's plan, UWMP's from CMWD and UWCD were reviewed, along with the Regional UWMP prepared by MWDSC.

Table 1-1 shows the level of coordination with appropriate agencies, indicates the specific participating agencies and their roles in the UWMP development.

TABLE 1-1
AGENCY COORDINATION SUMMARY

Participated in UWMP Development	Received Copy of Draft	Commented on the Draft	Attended Public Meetings	Contacted for Assistance	Sent Notice of Intention to Adopt	Not Involved/ No Information
		The state of the s				
Χ	X			X		
X	X			X		
V				· · ·		
X	X			X		
X	X			X		
	in UWMP	in UWMP Copy of Draft X X X X X	in UWMP Copy of Development Draft on the Draft X X X X X X	in UWMP Copy of Draft on the Draft Meetings X X X X X X	in UWMP Development Copy of Draft on the Draft Meetings Assistance X X X X X X X X X X X X X X X X X X X	in UWMP Development Copy of Draft on the Draft Meetings Assistance to Adopt X X X X X X X X X X X X X X X X X X X

	Participated in UWMP Development	Received Copy of Draft	Commented on the Draft	Attended Public Meetings	Contacted for Assistance	Sent Notice of Intention to Adopt	Not Involved/ No Information
County of Ventura	X	×			X		
Fox Canyon Groundwater Management Agency	Х	х			Х		
City of Camarillo		×					X
City of Oxnard Development Services Department	х	х			Х		

1.2.2 Public Outreach

The City of Oxnard has encouraged community participation in water planning. Notices of public meetings were published in the local press. Copies of the Draft Plan were made available at City Hall, local public libraries and sent to the County of Ventura, as well as other interested parties. The City's Public Works and Development Services Departments also coordinated regarding planned development and the probable implementation of approved development. Such informed data gathering on important issues is a means of checking the short-term "reality" of official projections.

The City of Oxnard notified the public within its service area of the opportunity to provide input regarding the Plan. Table 1-2 presents a timeline for public participation during the development of the Plan. A copy of the public outreach materials, including paid advertisements, newsletter covers, website postings, and invitation letters are attached in Appendix B.

TABLE 1-2
PUBLIC PARTICIPATION TIMELINE

March 26, 2012	Preliminary Draft UWMP	Preliminary Draft released to solicit input
Date TBD, 2012	Public Hearing	UWMP considered for approval by the City of Oxnard
Date TBD, 2012	Adoption of UWMP	City Council adoption of 2010 UWMP per Resolution No. XXX
Date TBD, 2012	Final UWMP	Final UWMP released

The components of public participation include:

Local Media

Paid advertisements in Ventura County Star newspaper

Community-based Outreach

Inter Neighborhood Council Forum (INCF)

City/County Outreach

- Meeting with City of Ventura
- Meeting with County of Ventura Watershed Protection District
- Meeting with City of Oxnard Development Services Department

Public Availability of Documents

- City Hall
- **Public Libraries**
- City website

1.3 City of Oxnard Service Area

The City of Oxnard provides retail water service to a population of approximately 201,600, through approximately 40,750 service connections. Figure 1-1 shows the boundaries of the City of Oxnard's service area. Current water suppliers include CMWD (imported surface water) and UWCD (groundwater). CMWD is a member agency of MWDSC.

1.4 **Climate**

The City is located in the Oxnard Plain, which has a mild Mediterranean style climate, with cool wet winters and mild, dry summers. Temperatures only rarely fall below freezing in winter. Average rainfall is approximately 15 inches per year, mostly during the winter period between December and April.

Table 1-3 shows the average temperatures, precipitation and evapotranspiration (ETo) for the City of Oxnard.

TABLE 1-3 CLIMATE DATA FOR THE CITY OF OXNARD

	Jan	Feb	Mar	Apr	May	Jun
Standard Monthly Average ETo (inches) ^(a)	1.83	2.20	3.42	4.49	5.25	5.67
Average Rainfall (inches) ^(b)	3.41	3.90	3.04	0.72	0.21	0.05
Average Max. Temperature (Fahrenheit) ^(b)	66	66	65	68	68	70

	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Standard Monthly Average ETo (inches) ^(a)	5.86	5.61	4.49	3.42	2.36	1.86	46.43
Average Rainfall (inches) ^(b)	0.02	0.07	0.36	0.36	1.37	2.11	15.62
Average Max. Temperature (Fahrenheit) ^(b)	73	74	74	73	70	66	69.4

Notes:

- (a) ETo data provided for Oxnard region, http://www.cimis.water.ca.gov/cimis/welcome.jsp
- (b) Average weather for Oxnard, CA, http://countrystudies.us/united-states/weather/California/oxnard.htm

During the late summer and early fall period, hot, dry Santa Ana winds can create high water demands. Also, during frost days, agricultural growers may use water to prevent their crops from freezing, increasing demands in those early mornings; this will primarily impact the recycled water deliveries as part of the Groundwater Recovery Enhancement and Treatment (GREAT) Program (described in Chapter 4).

In its Regional UWMP, Metropolitan Water District indicated the critical periods are:

- Single dry year 1977
- Multiple dry years 1990 to 1992

MWDSC dry periods include the impacts of drought beyond the local areas, since it receives water from both Northern California and the Colorado River.

Chapter 6 evaluates the impacts of climate and seasonal differences in terms of water supply and demand.

1.5 Potential Effects of Climate Change

A topic of growing concern for water planners and managers is global warming and the potential impacts it could have on California's future water supplies. California Department of Water Resources' (DWR's) California Water Plan Update 2005 contains the first-ever assessment of such potential impacts in a California Water Plan.

Volume 1, Chapter 4 of the California Water Plan, "Preparing for an Uncertain Future," lists some potential impacts of global warming, based on more than a decade of scientific studies on the subject:

- Could produce hydrologic conditions, variability, and extremes that are different from what current water systems were designed to manage
- May occur too rapidly to allow sufficient time and information to permit managers to respond appropriately
- May require special efforts or plans to protect against surprises or uncertainties

Should global warming increase over time, it may cause a number of changes impacting future water supplies, including changes in Sierra snowpack, hydrologic patterns, sea level, rainfall intensity, and statewide water demand. Computer models (such as CALVIN) have been developed to show water planners how California water management might adapt to climate

change. DWR has committed to update and refine these models based on ongoing scientific data collection and to incorporate this information into future California Water Plans. As DWR develops more specific assessments of the potential effects of climate change on State Water Project (SWP) delivery reliability and water demands, the City of Oxnard can update its Plan accordingly.

1.6 List of Abbreviations and Acronyms

The following abbreviations and acronyms are used in this report.

AB Assembly Bill

Act California Urban Management Planning Act

ADWF Average dry weather flow

AF Acre-feet

AFY Acre-feet per year

ASR Aquifer storage and recovery

AWPF Advanced Water Purification Facility

BDCP Bay-Delta Conservation Plan
BIA Building Industry Association
BMO Basin management objective
BMP Best management practice

BWRDF Brackish Water Reclamation Demonstration Facility

CAT Climate Action Team

CAUSE Central Coast Alliance United for a Sustainable

Economy

CCR Consumer Confidence Report

CFS or cfs Cubic feet per second

CIBCSD Channel Islands Beach Community Services District

CII Commercial, industrial, and institutional

City City of Oxnard

CMP Conservation Master Plan

CMWD Calleguas Municipal Water District

COG Council of Governments

CUWCC California Urban Water Conservation Council

CVP Central Valley Project

DMM Demand management measure
DPH Department of Public Health
DWR Department of Water Resources
EPA Environmental Protection Agency

ESA Endangered Species Act

ETo Evapotranspiration

FCGMA Fox Canyon Groundwater Management Agency

GPCD Gallons per capita per day

GPM Gallons per minute

gpd/ft² Gallons per day per square foot

GREAT Groundwater Recovery, Enhancement and Treatment

HCD Housing and Community Development

HCF Hundred cubic feet

HCP Habitat Conservation Plan

INCF Inter Neighborhood Council Forum

LAS Lower Aquifer System

MAF Million acre-feet

MCL Maximum contaminant level
M&I Municipal and industrial
MGD Million gallons per day
mg/L Milligrams per liter

MTBE Methyl tertiary butyl ether

MOU Memorandum of Understanding Regarding Water

Conservation in California

MWDSC Metropolitan Water District of Southern California

NBVC Naval Base Ventura County

NPDES National Pollutant Discharge Elimination System

O-H Oxnard-Hueneme System

OVMWD Ocean View Municipal Water District

OVS Ocean View System

OWWTP Oxnard Wastewater Treatment Plant

P&G Procter and Gamble
PHG Public health goal

PHWA Port Hueneme Water Agency

Plan 2010 Urban Water Management Plan RHNA Regional housing needs allocation

RO Reverse osmosis

RWBS Recycled Water Backbone System
RWMP Recycled Water Master Plan

SB Senate Bill

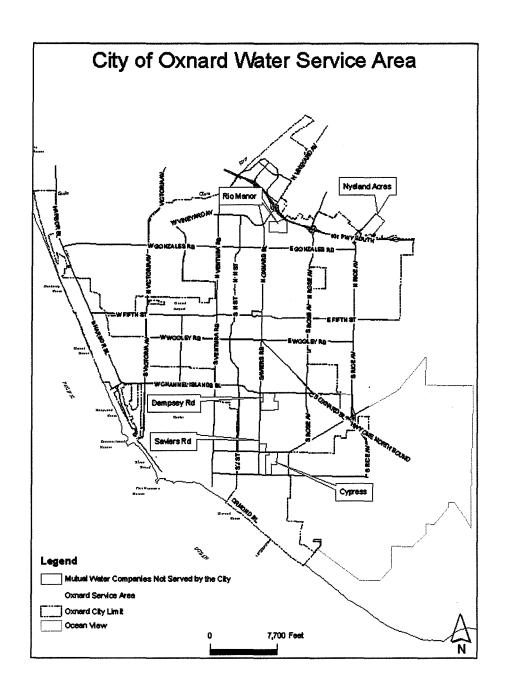
SBX7-7 Senate Bill 7 of Special Extended Session 7

SCAG Southern California Association of Governments SQUIMP Stormwater Quality Urban Impact Mitigation Plan

SWP State Water Project TDS Total dissolved solids UAS Upper Aquifer System

UWCD **United Water Conservation District UWMP** Urban Water Management Plan VCOG Ventura Council of Governments

FIGURE 1-1 **CITY OF OXNARD WATER SERVICE AREA**



Chapter 2: Water Use

This section describes historic and current water usage and the methodology used to project future demands within the City's service area. Water deliveries are divided into sources including imported water, groundwater, and recycled water. Water usage is divided into sectors such as residential, industrial, landscape, and other purposes. For this evaluation, existing land use data and new construction information were compiled from the City's Development Services Department. This information was then compared to historical trends for new water service connections and customer water usage information.

Several factors are important when discussing City water demands:

- Water from City wells is extracted, treated, and delivered only to City customers under normal operations.
- Water from UWCD is delivered to Oxnard-Hueneme (O-H) Pipeline Contractors (including the City of Oxnard, PHWA, and mutual water companies within the City).
- Water from CMWD is delivered to:
 - City of Oxnard.
 - PHWA through the Three-Party Agreement between CMWD, the City of Oxnard and PHWA. Water is conveyed through the City's facilities to PHWA's Brackish Water Reclamation Demonstration Facility (BWRDF). A copy of the Three-Party Agreement is included in Appendix C.
 - Blending Station Number 6 occasionally delivers desalted groundwater to PHWA via the Oxnard-Del Norte Conduit system.
 - Procter & Gamble (P&G), a large industrial water customer in the City of Oxnard, has a direct connection to the Oxnard Conduit, which transports water from CMWD's Springville Reservoir. P&G's paper manufacturing processes require higher quality water than the City's current blended water system can provide. P&G and the City entered into a special non-tariff-based agreement for water supplies delivered through City facilities.

The term "water production" reflects the total amount of water purchased from CMWD and UWCD as well as the amount pumped from City-owned and operated extraction wells. Each source of water supply is metered before it enters the water distribution system. Unaccounted-for-water is the difference between metered production and billed water deliveries. Unaccounted-for-water typically includes but is not necessarily limited to: leakage in the system, un-metered fire hydrant water, un-metered construction water, and meter inaccuracies.

2.1 Population

The City of Oxnard has a mix of housing types, including single-family residences and multi-family residences. According to the 2010 U.S. Census, there was a population of approximately

198,000 persons within the City limits. Subtracting those served by mutual water companies and adding those now served by the Ocean View System (OVS) (described in Section 2.2.1) yields a population served of approximately 201,500. The average number of persons per household was 3.85 and the average family size was 4.16 persons. Between 1990 and 2000, Oxnard had the second fastest growth rate of all cities within Ventura County. Growth rates for Oxnard, Ventura County, and California then showed a decrease between 2005 and 2009. Population estimates and projections from 2001 to 2035 were provided by the City and were developed in 2008 with funding and technical assistance from the Southern California Association of Governments (SCAG), adopted by the Ventura Council of Governments (VCOG) and the Oxnard City Council. The population growth rate for the 25-year period covered by this Plan is shown in Table 2-1.

TABLE 2-1
POPULATION GROWTH RATES

Rate
7.7
3.9
3.7
3.6
3.5

Table 2-2 provides historic and projected population estimates for the City's service area using these growth rates.

TABLE 2-2
POPULATION PROJECTIONS

Year	2010 ^(a)	2015	2020	2025_	2030	2035	_
Population	201,499	216,964	225,399	233,834	242,269	250,706	_

Note: (a) 2010 Census Redistricting Data (Public Law [P.L.] 94-171) Summary File—Oxnard city/prepared by the U.S. Census Bureau, 2011, less mutual water companies' population, and including population served by the OVS.

2.2 Historical Water Use

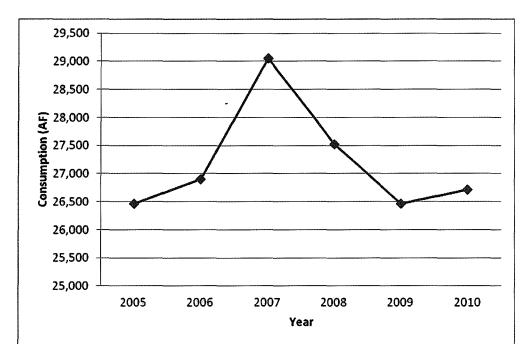
Predicting future water supply requires accurate historic water use patterns and water usage records. The historical use of all water supplies in acre-feet (AF) used to meet municipal water requirements, including the use of local groundwater, imported water supplies and recycled water, are summarized in Table 2-3. Figure 2-1 illustrates this use, which shows a steady increase in water demand until 2008, with a downturn in recent years likely due to economic conditions and response by customers to dry-year conservation efforts.

TABLE 2-3 HISTORIC WATER USE (AF)

Year	Water Use
2005	26,462

Year	Water Use
2006	26,903
2007	29,055
2008	27,525
2009	26,466
2010	26,712

FIGURE 2-1 **HISTORIC WATER USE**



The City currently serves 40,752 potable water connections, all of which are metered accounts. In 2010, approximately 85.6 percent of the service connections were residential and commercial. Table 2-4 shows the City's service connections since 2005.

TABLE 2-4
HISTORIC SERVICE CONNECTIONS

Customer Class	2005	2006	2007	2008	2009	2010
Single-family	30,363	31,041	31,583	32,188	32,544	32,837
Multi-family/Commercial	2,000	2,022	2,020	2,018	2,027	2,031
Industrial/Institutional/Government	2,509	2,557	2,549	2,598	2,604	2,648
Landscape	1,353	1,386	1,442	1,489	1,525	1,540
Agricultural	0	0	0	0	50	50
Other	1,504	1,596	1,527	1,605	1,648	1,696
Total	37,729	38,602	39,121	39,898	40,398	40,802

Predicting future water supply requires accurate historic water use patterns and water usage records. Table 2-5 shows historic water use by customer class from 2005 to 2010.

TABLE 2-5
HISTORIC USE BY CUSTOMER CLASS (AF)

Customer Class	2005	2006	2007	2008	2009	2010
Single-family	11,128	11,444	11,822	11,400	11,005	10,126
Multi-family/Commercial	4,446	4,324	4,240	4,321	4,214	4,034
Industrial/Institutional/Government	7,760	7,860	8,948	7,876	6,531	8,498
Landscape	3,008	3,172	3,516	3,754	3,466	3,067
Agricultural	0	0	0	0	1,141	940
Other	120	103	529	174	109	47
Total	26,462	26,903	29,055	27,525	26,466	26,712

2.2.1 Historic Water Sales to Other Agencies

The City of Oxnard, CMWD and PHWA entered into a Three-Party Agreement in 2002, which provides PHWA with CMWD water through Oxnard's O-H pipeline. The City also supplied water to the Ocean View Municipal Water District (OVMWD) until 2008, when the OVMWD was dissolved and has since been managed and operated by the City. The OVMWD's distribution system is now referred to as the Ocean View System and the demand of the Ocean View customers is accounted for as part of the City's total demand, with much of the demand categorized as agricultural water use. Table 2-6 shows the historic sales to PHWA and OVMWD from 2005 to 2010. The City does not sell water to any other agencies; however, with the completion of Blending Station Number 6 in 2011, the City can provide desalted groundwater to PHWA in the case that PHWA's O-H pipeline supply becomes temporarily unavailable.

TABLE 2-6 HISTORIC SALES TO OTHER AGENCIES (AF)

	2005	2006	2007	2008	2009	2010
PHWA	1,644	2,063	2,567	1,198	1,279	841
OVMWD	1,041	983	1,040 ^(a)	1,737	0	0
Total	2,685	3.046	3,607	2.935	1,279	841

Note: (a) Water use in May, June, July and August 2007 estimated by United Water Conservation District while meter underwent replacement.

2.2.2 Recycled Water Sales

The City currently does not serve recycled water to any customers. Section 4 discusses the City's plans for its recycled water program.

2.2.3 Historical Other Water Uses

The City monitors water used for system operations, such as hydrant flushing, dead end flushing, flushing for water quality purposes, broken fire hydrants, main leaks, etc. The City has estimated 10.5 acre-feet per year (AFY) for fire suppression/treatment, well testing/flushing, damaged hydrants and main breaks. These amounts are shown in Table 2-7.

TABLE 2-7
HISTORIC USE FOR SYSTEM OPERATION (AF)

2005	2006	2007	2008	2009	2010
10.5	10.5	10.5	10.5	10.5	10.5

However, the City, like all water agencies, does have some unaccounted-for water. Unaccounted-for water is the difference between the amount of water produced and the amount of water billed to customers. Over the last five years unaccounted for water has averaged 1.6 percent of produced water within the City's system.

The percentage of unaccounted-for water was estimated by comparing water production statistics to water sales statistics. Sources of unaccounted-for water include:

- Fire Hydrant Operations by the Fire Department: This represents the use of water for emergencies.
- Customer Meter Inaccuracies: Customer meters represent one of the main sources of unaccounted-for water as they tend to under-represent actual consumption in the water system.
- Leaking water lines: Leakage from water pipes is a common occurrence in water systems. A significant number of leaks remain undetected over long periods of time as they are very small; however these small leaks contribute to the overall unaccounted-for water.

 Unaccounted for jumper losses: jumpers placed in lieu of service water meters during construction contribute to unaccounted-for water usage that is generally not measured and difficult to estimate.

Table 2-8 indicates unaccounted-for water loss within the distribution system. The City has also conducted an American Water Works Association M36 water audit; the results are attached in Appendix D.

TABLE 2-8
UNACCOUNTED-FOR WATER LOSSES

Water Sales and **Water Production Unaccounted-for Unaccounted-for System Operation** Year Use (AF) Water (AF) Water (Percent) (AF) 2005 27.354 26.472 882 3.2 4.0 2006 28.021 26,913 1,108 2007 0.0 28,597 29,065 -468 2008 27,535 0.5 27,681 146 3.5 2009 27,427 951 26,476 2010 26,809 26,722 87 0.3

In the 1990s the City operated a groundwater injection program for seasonal storage. Table 2-9 summarizes what DWR refers to as "other" water uses, besides metered deliveries and sales to other agencies. In late 2010, the City injected imported surface water into the Hueneme aquifer for extraction in 2011.

TABLE 2-9
HISTORIC "OTHER" WATER USES (AF)

Water Use	2005	2010
Saline Barriers	0	0
Groundwater Recharge	0	976
Conjunctive Use	0	0
Recycled Water	0	0
System Operations and Losses ^(a)	892.5	97.5
Total	892.5	1,073.5

Note: (a) From Tables 2-7 and 2-8.

2.2.4 Total Historical Water Use

Table 2-10 presents information on all historic water uses for the years 2005 and 2010.

TABLE 2-10 HISTORIC TOTAL WATER USE (AF)

Water Use	2005	2010
Total Water Deliveries (from Table 2-3)	26,462	26,712
Sales to Other Water Agencies (from Table 2-6)	2,685	841
Additional water uses and losses (from Table 2-9)	892	1,073
Total	30,039	28,626

2.3 Existing and Targeted Per Capita Water Use

2.3.1 Base Daily Per Capita Water Use for SBX7-7 Reduction

As described in Senate Bill 7 of Special Extended Session 7 (SBX7-7), it is the intent of the California legislature to increase water use efficiency and the legislature has set a goal of a 20 percent per capita reduction in urban water use statewide by 2020. As SBX7-7 applies to retail water suppliers, the City of Oxnard must comply with its requirements. Consistent with SBX7-7, the 2010 UWMP must provide an estimate of Base Daily Per Capita Water Use. This estimate utilizes information on population as well as base gross water use. For the purposes of this UWMP, population was estimated as described in the previous section. Base gross water use is defined as the total volume of water, treated or untreated, entering the distribution system of the City, excluding recycled water, net volume of water placed into long-term storage and water conveyed to another urban water supplier.

The UWMP Act allows urban water retailers to evaluate their base daily per capita water use using a 10 or 15-year period. A 15-year base period within the range January 1, 1990 to December 31, 2010 is allowed if recycled water made up 10 percent or more of the 2008 retail water delivery. If recycled water did not make up 10 percent or more of the 2008 retail water delivery, then a retailer must use a 10-year base period within the range January 1, 1995 to December 31, 2010. Recycled water did not make up 10 percent of the 2008 delivery and for this reason Base Daily Per Capita Water Use for the City has been based on a 10-year period. The period from the year 1999 through 2008 was chosen to represent the Base Daily Per Capita Water Use because it allows for the highest target. In addition, urban retailers must report daily per capita water use for a five-year period within the range January 1, 2003 to December 31, 2010. This 5-year base period is compared to the Target Base Daily Per Capita Water Use to determine the minimum water use reduction requirement. The 5-year period from 2003 through 2007 was chosen because it allows the highest target.

Using the methodology found in *Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use*, the City determined its targets for SBX7-7 compliance as shown in Table 2-11. Table 2-11 provides the data used to calculate the Base Daily Per Capita Water Use in gallons per capita per day (GPCD), and the 10-year and 5-year base periods for the City of Oxnard. Population was calculated using 2010 Census Redistricting Data (Public Law [P.L.] 94-171) Summary File—Oxnard city/prepared by the U.S. Census Bureau, 2011, less mutual water companies' population, and including population served by the OVS.

TABLE 2-11
CITY OF OXNARD - BASE DAILY PER CAPITA WATER USE

Base Period Year		Distribution	Annual System	Annual Daily Per	10-Year	5-Year
Sequence Year	Calendar Year	System Population	Gross Water Use (AFY)	Capita Water Use (GPCD)	Average (GPCD)	Average (GPCD)
1	1995	149,368	21,863	130.7		-
2	1996	151,158	23,227	137.2	-	-
3	1997	153,392	24,555	142.9	-	-
4	1998	156,582	20,110	114.7	-	-
5	1999	159,743	24,449	136.6	-	-
6	2000	164,022	26,224	142.7	-	-
7	2001	168,363	26,088	138.3	-	-
8	2002	172,582	27,208	140.7	-	-
9	2003	175,384	26,919	137.0	-	-
10	2004	179,466	29,805	148.3	136.9	_
11	2005	181,355	27,354	134.7	137.3	-
12	2006	183,149	28,230	137.6	137.4	-
13	2007	186,104	29,009	139.2	137.0	139.3
14	2008	188,569	28,138	133.2	138.8	138.6
15	2009	201,432	26,497	117.4	136.9	132.4
			Р	eriod Selected 1	999-2008	2003-2007

Note: Shaded cells show calendar years used in selected 5-year average.

2.3.2 Compliance Water Use Targets for SBX7-7 Reduction

In addition to calculating base gross water use, SBX7-7 requires that the City, as a retail water supplier, identify its demand reduction targets for 2015 and 2020 by utilizing one of four options:

- Option 1. 80 percent of baseline GPCD water use (i.e., a 20 percent reduction).
- Option 2. The sum of the following performance standards: indoor residential use (provisional standard set at 55 GPCD); plus landscape use, including dedicated and residential meters or connections equivalent to the State Model Landscape Ordinance (80 percent ETo existing landscapes, 70 percent of ETo for future landscapes); plus 10 percent reduction in baseline commercial, industrial institutional use by 2020.
- Option 3. 95 percent of the applicable state hydrologic region target as set in the DWR "20x2020 Water Conservation Plan" (February 2010) (20x2020 Plan).
- Option 4. Savings by Water Sector: this provisional method developed by DWR, identifies water savings obtained through identified practices and subtracts them from the base daily per capita water use value identified for the water supplier.

The City has selected compliance Method 3 as the most feasible option to meet the Urban Water Use Target. It should be noted that the City is able to select Method 3 because of the already water efficient usage by City customers. The ten-year Baseline Daily Per Capita Water

Use is 138.8 GPCD. Method 1 and 4 result in a lower target and Method 2 is not feasible because it requires extensive documentation of the City's landscaped areas.

The City of Oxnard's service area is within the South Coast Hydrologic Region as defined by DWR and this hydrologic region has been assigned a 2020 water use target of 149 GPCD per the DWR 20x2020 Plan. The Urban Water Use Target using Method 3 is 95 percent of the hydrologic region target, or 142 GPCD. The 2015 target is defined as the point halfway between the baseline and the 2020 Target, and is 152 GPCD. However, since the City's current usage is already below the target (117.4 GPCD in 2009), it needs to comply with a minimum 5 percent reduction of average GPCD as described in SBX7-7 (determined over a five-year period). This results in a 2020 target of 132.4 GPCD.

Table 2-12 reports the City's baseline and target daily per capita water use. The City will need to maintain per capita use at current levels to stay below the SBX7-7 targets.

TABLE 2-12
BASELINE AND TARGET DAILY PER CAPITA WATER USE SUMMARY (GPCD)

Baseline Daily Per Capita Water Use	138.8
2015 Interim Urban Water Use Target	135.6
2020 Urban Water Use Target (Max allowable GPCD target in 2020 - 95% x 5-year baseline)	132.4

2.4 Projected Water Use

The following sections describe the City's projected water demands from customers, sales, and other water uses. A discussion of projected water demands from low-income households is also provided.

2.4.1 Projected Water Demands

The City's Development Services Department provided projected water demands based on development projects that are under evaluation, are in the planning process or are the result of its own water planning efforts for its service area. The City maintains historical data and works closely with property owners and developers in its service area to ensure they have an adequate water supply and the necessary infrastructure to provide water service.

New demand was based on development applications for known projects, build-out as projected in the 2035 General Plan, infill, redevelopment, and densification. For projects not specified by any City plans, demand was estimated at 1 percent over baseline demand per year. Projects expected include additional infill, redevelopment, the build-out of River Park, and the SouthShore, South Ormond Beach, Teal Club and Sakioka Farms community plans.

The projected water demand through 2035 is shown in Table 2-13.

TABLE 2-13
SUMMARY OF PROJECTED WATER DEMANDS (AF)

	2010 ^(a)	2015	2020	2025	2030	2035
Baseline Demand ^(b)	26,722	32,996	32,996	32,996	32,996	32,996
New Demand ^(c)	0	3,033	6,688	8,113	9,443	10,773
Total Projected Demand	26,722	36,029	39,684	41,109	42,439	43,769

Notes:

- (a) 2010 demands represent actual consumption.
- (b) Baseline demand represents demand from existing customers and is expected to remain stable through 2035.
- (c) New demand represents an increase in demand as a result of future currently known development projects with Specific Plans, as well as future infill, redevelopment, and new unknown development projects.

Table 2-14 shows the projected demands by customer type.

TABLE 2-14
CURRENT AND PROJECTED WATER DELIVERIES BY CUSTOMER TYPE (AF)

Customer Class	2015	2020	2025	2030	2035
Single-family	14,316	15,769	16,335	16,863	17,392
Multi-family/Commercial	5,589	6,155	6,376	6,582	6,789
Industrial/Institutional/Government	10,183	11,216	11,619	11,995	12,370
Landscape	4,426	4,875	5,050	5,214	5,377
Agricultural	1,410	1,553	1,609	1,661	1,713
Other	105	116	120	124	128
Total	36,029	39,684	41,109	42,439	43,769

2.4.1.1 Water Neutrality Policy

First established in 2008 and recently reaffirmed in 2011, the Oxnard City Council has established a water demand "neutrality" policy. That is, all new development approved within the City must offset the water demand associated with the project with a supplemental water supply. Under the policy, a development can be water neutral by meeting its projected demand through: existing FCGMA groundwater allocations that are transferred to the City; contributing to increased efficiency by funding water conservation or recycled water retrofit projects; providing additional water supplies; or any combination of these options. While this City policy has not been codified, it has been applied to every development project approved since 2008.

2.4.2 Projected Sales and Other Water Uses

The City expects to continue providing PHWA with CMWD water through the Three-Party Agreement. As the City's recycled water program is implemented, recycled water sales are expected to begin in 2013 and increase as more customers are connected to the system. Table 2-15 shows the projected sales and other water uses.

TABLE 2-15
PROJECTED SALES AND OTHER WATER USES (AF)

Water Use	2015	2020	2025	2030	2035
Sales to Other Agencies ^(a)	1,000	1,000	1,000	1,000	1,000
Saline Barriers	0	0	0	0	0
Groundwater Recharge ^(b)	5,200	11,400	8,500	8,500	8,500
Conjunctive Use	0	0	0	0	0
Recycled Water ^(c)	0	0	0	0	0
System Operations and Losses ^(d)	1,600	1,600	1,600	1,600	1,600
Total	7,800	14,000	11,100	11,100	11,1000

Notes:

- (a) Sales to PHWA are projected to be 1,000 AF/year. PHWA recently installed meters throughout their service area, resulting in decreased demands. 2010 demands were 841 AF (Table 2-6) and the City expects little future variation from the 2010 demands.
- (b) Groundwater recharge may occur when recycled water sales are less than the amount of recycled water produced by the AWPF. Excess recycled water will be injected into the groundwater for storage for future use or to combat seawater intrusion. Excess recycled water may also be sold to users outside of the City's service area in exchange for groundwater pumping allocation.
- (c) The City will be producing recycled water in the years 2015-2035 (see Table 4-1); however, the City does not consider this water as an "other water use." A portion of the recycled water produced will be used to offset current demands and is accounted for in Table 2-13, and the other portion will be used either for groundwater recharge or to offset groundwater use outside of the City's boundaries in exchange for pumping allocation. These uses are accounted for in the Groundwater Recharge line of this table (2-15).
- (d) While losses reported in Table 2-9 are lower, the City has analyzed its water losses using the detailed American Water Works Association's Water Audit Software (Version 4.1) and associated M36 Water Audits and Loss Control Manual and has found that system losses average between 5 and 6 percent. Therefore, the City's projects future losses to be 1,600 AF, or 6 percent of its baseline demand.

2.4.3 Total Projected Water Use

Table 2-16 presents information on all projected water uses for the years 2015 through 2035.

TABLE 2-16
TOTAL PROJECTED WATER USE (AF)

Water Use	2015	2020	2025	2030	2035
Total Water Deliveries (from Table 2-14)	36,029	39,684	41,109	42,439	43,769
Sales to Other Water Agencies (from Table 2-15)	1,000	1,000	1,000	1,000	1,000
Additional Water Use and Losses (from Table 2-15)	6,800	13,000	10,100	10,100	10,100
Total	43,829	53,684	52,209	53,539	54,869

2.4.4 Projected Water Demands for Low Income Households

Senate Bill 1087 requires that water use projections in an UWMP include the projected water use for single-family and multi-family residential housing for lower income households as identified in the housing element of any city, county, or city and county general plan in the service area of the supplier.

Housing elements rely on the Regional Housing Needs Allocation (RHNA) generated by the State Department of Housing and Community Development (HCD) to allocate the regional need for housing to the regional Council of Governments (COG) (or a HCD for cities and counties not covered by a COG) for incorporation into housing element updates. Before the housing element is due, the HCD determines the total regional housing need for the next planning period for each region in the state and allocates that need. The COGs then allocate to each local jurisdiction its "fair share" of the RHNA, broken down by income categories; very low, low, moderate and above moderate, over the housing element's planning period.

Jurisdictions located within the region covered by SCAG, including the County of Ventura, were required to submit their adopted Housing Elements to the State Department of Housing and Community Development by July 1, 2008. In Oxnard, 14.7 percent of households fall in the extremely-low income category, compared to 10.3 percent in Ventura County and 14.6 percent fall in the low income category, compared to 10.4 percent in Ventura County. The City of Oxnard last updated its housing elements in 2011, and it covers the planning period 2011 to 2035.

Table 2-17 shows the expected low income water demands.

TABLE 2-17
LOW INCOME WATER DEMANDS^(a) (AF)

5,296	5,833	6,043	6,239	6,434
5,260	5,794	6,001	6,196	6,390
10,556	11,627	12,044	12,435	12,824
	5,260	5,260 5,794 10,556 11,627	5,260 5,794 6,001 10,556 11,627 12,044	5,260 5,794 6,001 6,196 10,556 11,627 12,044 12,435

Note: (a) Demands already included within projections.

The City of Oxnard will not deny or condition approval of water services, or reduce the amount of services applied for by any proposed development unless one of the following occurs:

- City of Oxnard specifically finds that it does not have sufficient water supply,
- City of Oxnard is subject to a compliance order issued by the State Department of Public Health (DPH) that prohibits new water connections, or
- The applicant has failed to agree to reasonable terms and conditions relating to the provision of services.

2.4.5 Other Factors Affecting Water Usage

A major factor that affects water usage is weather. Historically, when the weather is hot and dry, water usage increases. The amount of increase varies according to the number of consecutive years of hot, dry weather and the conservation activities imposed. During cool, wet years, historical water usage has decreased, reflecting less water usage for exterior landscaping. This factor is discussed below in detail.

2.4.5.1 Weather Effects on Water Usage

California faces the prospect of significant water management challenges due to a variety of issues, including population growth, regulatory restrictions and climate change. Climate change is of special concern because of the range of possibilities and their potential impacts on essential operations, particularly operations of the SWP. The most likely scenarios involve increased temperatures, which will reduce the Sierra Nevada snowpack and shift more runoff to winter months, and accelerated sea level rise. These changes can cause major problems for the maintenance of the present water export system since water supplies are conveyed through the fragile levee system of the Sacramento-San Joaquin Delta. The other much-discussed climate scenario or impact is an increase in precipitation variability, with more extreme drought and flood events posing additional challenges to water managers¹.

2.4.5.2 Conservation Effects on Water Usage

In recent years, water conservation has become an increasingly important factor in water supply planning in California. Since the 2005 UWMP there have been a number of regulatory changes related to conservation, including new standards for plumbing fixtures, a new landscape ordinance, a state universal retrofit ordinance, new Green Building standards, demand reduction goals and more. The California Plumbing Code has instituted requirements for new construction that mandate the installation of ultra low-flow toilets and low-flow showerheads.

During the 1987 to 1992 drought period, overall water requirements due to the effects of hot, dry weather were projected to increase by approximately 10 percent. As a result of extraordinary conservation measures enacted during the period, the overall water requirements actually decreased by more than 10 percent.

Residential, commercial, and industrial usage can be expected to decrease as a result of the implementation of more aggressive water conservation practices. In southern California, the greatest opportunity for conservation is in developing greater efficiency and reduction in landscape irrigation. The irrigation demand can typically represent as much as 70 percent of the water demand for residential customers depending on lot size and amount of irrigated turf and plants. Currently, the City of Oxnard lies well below typical demand, with landscape water use making up an estimated 44 percent of the City's total annual water use; however conservation efforts will increasingly target this component of water demand.

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¹ Final California Water Plan Update 2009 Integrated Water Management: Bulletin 160.

Chapter 3: Water Resources

The City's current water supply consists of imported surface water from CMWD, local groundwater from UWCD, and local groundwater from City wells. The City blends water from these three sources to achieve an appropriate balance between water quality, quantity, reliability, and cost.

From 2006 to 2010 the blend ratio of imported surface water and groundwater (either from UWCD or City wells) has varied between 1:1 and 1:2. Each of these sources is described in the following chapters.

Table 3-1 summarizes the City's current and projected water supplies through 2035.

TABLE 3-1
SUMMARY OF CURRENT AND PROJECTED WATER SUPPLIES (AF)

Water Supply Sources	2010 ^(a)	2015	2020	2025	2030	2035
Existing Supplies:					-	
Imported Water - Calleguas Municipal Water District	11,277	17,379	17,379	17,379	17,379	17,379
Groundwater - United Water Conservation District ^(b)	10,852	9,800	7,800	7,800	7,800	7,800
Groundwater - City-produced ^(c)	7,442	10,728	9,782	9,782	9,782	9,082
Brine Loss ^(d)	(1,254)	(1,490)	(1,641)	(1,700)	(1,755)	(1,810)
Subtotal Existing Supplies	28,317	36,417	33,320	33,261	33,206	32,451
Planned Supplies						
Future City Groundwater ^(e)	0	527	1,789	2,269	2,269	2,269
Future City Groundwater ^(t)	0	5,200	11,400	8,500	8,500	8,500
Recycled Water ^(g)	0	1,800	2,600	5,500	5,500	5,500
Subtotal Planned Supplies	0	7,527	15,789	16,269	16,269	16,269
Total Estimated Supplies	28,317	43,944	49,109	49,530	49,475	48,720

Notes

- (a) 2010 supplies represent actual consumption, not a limitation in water supply.
- (b) City's sub-allocation held by UWCD plus the additional allocation resulting from the M&I Supplemental Water Program.
- (c) City s historical and baseline allocation (9,082 AF) plus additional credits resulting from the City's participation in the Ferro Pit Program and credits transferred to the City from PHWA as a result of the Three Party Agreement. The City also has FCGMA credits available as a supply source if needed.
- (d) Brine loss is assumed to be 20% of permeate production from desalting operations. Assumes that the City will continue its 2010 blend ratio of groundwater, desalted groundwater, and imported water to maintain product water quality between 600 to 700 TDS.
- (e) Future City groundwater allocations transferred to the City as agricultural lands are developed.
- (f) Future City groundwater allocations made available to the City as agricultural users abandon or reduce the use of their wells in exchange for recycled water and/or as a result of groundwater recharge.
- (g) GREAT Program recycled water sold to City water customers for municipal and industrial uses, including landscape irrigation.

3.1 Wholesale (Imported) Water Supplies

To provide for long-range improvement of its water quality, the City annexed to CMWD in February 1961. CMWD is a member agency of MWDSC. MWDSC is the State Water Contractor from which CMWD purchases SWP supplies.

3.1.1 Imported Water, State Water Project: MWDSC

The SWP originates in Northern California and is conveyed over 500 miles to southern California through the SWP's system of reservoirs, aqueducts and pump stations. The SWP is the largest state-built, multi-purpose water project in the country. It was authorized by the California State Legislature in 1959, with the construction of most initial facilities completed by 1973. Today, the SWP includes 34 storage facilities, reservoirs and lakes, 20 pumping plants, four pumping-generating plants, five hydro-electric plants and approximately 700 miles of aqueducts and pipelines. The primary water source for the SWP is the Feather River, a tributary of the Sacramento River. Storage released from Oroville Dam on the Feather River flows down natural river channels to the Sacramento-San Joaquin River Delta (Delta). While some SWP supplies are pumped from the northern Delta into the North Bay Aqueduct, the vast majority of SWP supplies are pumped from the southern Delta into the 444-mile-long California Aqueduct. The California Aqueduct conveys water along the west side of the San Joaquin Valley to Edmonston Pumping Plant, where water is pumped over the Tehachapi Mountains and the aqueduct then divides into the East and West Branches.

The amount of SWP water delivered to MWDSC and other State Water Contractors in a given year depends on a number of factors, including the demand for the supply, amount of rainfall, snowpack, runoff, water in storage, pumping capacity from the Delta, and legal/regulatory constraints on SWP operation. Water delivery reliability depends on three general factors: the availability of water, the ability to convey water to the desired point of delivery, and the magnitude of demand for the water. Urban SWP contractors' requests for SWP water, which were low in the early years of the SWP, have been steadily increasing over time. Regulatory constraints have changed over time, becoming more restrictive.

Since the last round of UWMPs was prepared in 2005, the California Department of Water Resources has twice updated its State Water Project Delivery Reliability Report. The biennial Report assists SWP contractors in assessing the reliability of the SWP component of their overall supplies. The 2009 SWP Reliability Report updates DWR's estimate of the current (2009) and future (2029) water delivery reliability of the SWP. The updated analysis shows that the primary component of the annual SWP deliveries (referred to as Table A deliveries) will be less under current and future conditions, when compared to the preceding report (State Water Project Delivery Reliability Report 2007). The report discusses factors having the potential to affect SWP delivery reliability:

- Restrictions on SWP and Central Valley Project (CVP) operations due to State regulation and federal biological opinions to protect endangered fish such as Delta smelt and spring-run salmon;
- Climate change and sea level rise, which is altering the hydrologic conditions in the State;

The vulnerability of Delta levees to failure due to floods and earthquakes.

"Water delivery reliability" is defined as the annual amount of water that can be expected to be delivered with a certain frequency. SWP delivery reliability is calculated using computer simulations based on 82 years of historical data.

The 2009 SWP Reliability Report recognizes continuing challenges to the ability of the SWP to deliver full contractual allotments of SWP water. For current conditions, the dominant factor for these reductions is the restrictive operational requirements contained in the federal biological opinions. Deliveries estimated for the 2009 Report expressly account for the operational restrictions of the biological opinions issued by the U.S. Fish and Wildlife Service in December 2008 and the National Marine Fisheries Service in June 2009 governing the SWP and CVP operations.

For future conditions, the 2009 SWP Reliability Report conservatively assumes that the restrictions imposed by the biological opinions will still be in place, and includes the potential effects of climate change to estimate future deliveries. The changes in run-off patterns and amounts are included along with a potential rise in sea level. Sea level rise has the potential to require more water to be released to repel salinity from entering the Delta in order to meet the water quality objectives established for the Delta. The 2005 SWP Reliability Report did not include any of these potential effects. For the 2007 SWP Reliability Report, the changes in run-off patterns and amounts were incorporated into the analyses, but the potential rise in sea level was not.

These updated analyses in the 2009 SWP Reliability Report indicate that the SWP, using existing facilities operated under current regulatory and operational constraints and future anticipated conditions, and with all contractors requesting delivery of their full Table A amounts in most years, could deliver 60 percent of Table A amounts on a long-term average basis.

An ongoing planning effort to increase long-term supply reliability for both the SWP and CVP is taking place through the Bay Delta Conservation Plan (BDCP). The co-equal goals of the BDCP are to improve water supply and restore habitat in the Delta. The BDCP is being prepared through a collaboration of state, federal, and local water agencies, state and federal fish agencies, environmental organizations, and other interested parties.

Several "isolated conveyance system" alternatives are being considered in the BDCP which would divert water from north of the Delta and convey it "around" the Delta to a point where water is pumped for the SWP and CVP. The new conveyance facilities would allow for greater flexibility in balancing the needs of the estuary with reliable water supplies. In December 2010, DWR released a "Highlights of the BDCP" document which summarizes the activities and expected outcomes of the BDCP. The results of preliminary analysis included in the document indicate the proposed conveyance facilities may increase the combined average long-term water supply to the SWP and CVP from 4.7 million acre-feet (MAF) per year to 5.9 MAF/year. This would represent an increase in reliability for State Water Project contractors from 60 percent to 75 percent. Planned completion of the BDCP and corresponding environmental analysis is early 2013.

For planning purposes, MWDSC based its imported water supply projections on the 2009 SWP Reliability Report. Starting with the conservative water supply projections contained in the 2009

report, MWDSC assumed that measures to protect fish species and reduce water supply impacts would be implemented through the Bay-Delta process in the near term and that a new form of Delta conveyance would be fully operational by the year 2022. MWDSC also receives water from the Colorado River under a permanent service contract with the Secretary of the Interior; however, the water sold to CMWD consists only of water originating from the SWP.

3.1.2 Imported Water: CMWD

The SWP water purchased by CMWD is filtered and disinfected at MWDSC's Joseph Jensen Filtration Facility in Granada Hills. CMWD receives the treated water from MWDSC via the West Valley Feeder and either stores the treated water in Lake Bard to be treated before distribution or feeds the water directly to the Springville Reservoir near Camarillo. The water supply projections detailed in CMWD's 2010 UWMP are based on MWDSC's SWP projections, along with anticipated local supplies.

3.1.3 Imported Water: The City

The City receives SWP water from CMWD's Springville Reservoir through the City's Oxnard and Del Norte Conduits that feed five of the City's six water blending stations.

In 2010, the City purchased approximately 11,277 AF of water from CMWD. Of this amount, approximately 841 AF was distributed directly to PHWA. PHWA is responsible for providing water to the City of Port Hueneme, NBVC and the CIBCSD. The 11,277 AF also includes approximately 1,950 AFY for P&G, a private user that receives unblended water directly from CMWD through an agreement with the City.

Existing agreements between the City and CMWD do not guarantee the quantity of water the City may purchase. The City has a current MWDSC Tier 1 entitlement of 17,379.4 AFY. Tier 1 water corresponds to the amount "contracted for" by the City. It is in essence a capacity reservation and includes the water being delivered to PHWA. MWDSC Tier 2 water is normally available to the City of Oxnard; however, the cost per acre-foot is higher. There is less availability and reliability of Tier 2 water in periods of drought.

The purchase order amount of 17,379.4 AFY includes:

- P&G: 2,300 AFY
- "Reservation" for PHWA: The City has an agreement whereby if water from United Water Conservation District's Oxnard-Hueneme Pipeline is not available, then the City will make water available from its system. The 2010 sub-allocation is 3,467 AFY. This is 75 percent of the base, which is 4,623.33 AFY. For purposes of water supply discussion, it is being considered as a reservation from the Calleguas allocation, although the likelihood of the O-H system not being able to deliver water is relatively remote.

3.2 Groundwater

This section presents information about the City's groundwater supplies, including a description of the groundwater basin, and a review of historical, current, and projected conditions.

3.2.1 Groundwater Basin Description

The groundwater sources of supply for the City of Oxnard are groundwater from UWCD and groundwater from the City's own wells, drawn from two basins referred to locally as the Oxnard Forebay Groundwater Basin and the Oxnard Plain Groundwater Basin. The Oxnard Forebay Groundwater Basin and the Oxnard Plain Groundwater Basin are both located in the Oxnard Subbasin of the Santa Clara River Valley Groundwater Basin (Groundwater Basin Number 4-4.02), as identified in DWR Bulletin 118 (2006). Groundwater, whether from City wells or from UWCD wells, comprises approximately 60 percent of the City's water supply.

Within the Oxnard Forebay Groundwater Basin and the Oxnard Plain Groundwater Basin, there are two primary aquifer systems of importance to the City of Oxnard:

- 1. Upper Aquifer System (UAS) The UAS consists of the semiperched zone, the Oxnard Aquifer, and the Mugu Aquifer.
- 2. Lower Aquifer System (LAS) The LAS is comprised of the Hueneme, Fox Canyon, and Grimes Canyon Aquifers.

Water from UWCD is from the O-H System wells located in the Oxnard Forebay Groundwater Basin. The Forebay is an important part of the aquifer system, where the aquifers come together and are unconfined. The Basin is recharged from the Santa Clara River and by river water that is diverted to UWCD's spreading basins. The Basin is hydraulically connected to the aquifers in the Oxnard Basin. Thus, the primary recharge to the Oxnard Basin is from the underflow from the Forebay, rather than from deep percolation of water from surface sources on the plain.

Other groundwater areas of the Oxnard Plain are confined, meaning the groundwater aquifers are overlain by one or more clay layers. Above the uppermost layer there is perched water, but this water is of poor quality and is not used as a water supply.

The semiperched zone is the uppermost water-bearing unit in the area. It is composed of fine to medium-grained sand with interbedded silty clay lenses, with an average thickness of about 30 feet with a maximum of 80 feet. Immediately below the semiperched zone and overlying the Oxnard Aquifer is a confining bed, or clay cap, consisting primarily of silty and sandy clays with an average thickness of approximately 35 feet (Kennedy/Jenks, 1994) and with a maximum thickness of 150 feet.

The Oxnard Aquifer, part of the Upper Aquifer System and the most important water source on the Oxnard Plain, is composed of fine to coarse-grained sand, gravel, and boulder deposits. Within these areas, the aquifer is a single unit of high permeability with no prominent silt or clay lens interruptions and has an average and maximum thickness of approximately 91 and 150 feet, respectively, at an average depth of 100 to 180 feet below grade. Permeability, or the ability to transmit water, of this aquifer ranges from 1,700 to 2,000 gallons per day per square

foot (gpd/ft²). The transmissivity of this aquifer is significant, and typically ranges from 100,00 to over 400,000 gpd/ft² (Kennedy/Jenks, 1994).

Immediately below the Oxnard Aquifer, and separating it from the Mugu Aquifer, is an aquitard composed of silty clay with some interbedded sandy clay lenses. The average thickness of this aquitard is approximately 30 feet, although the maximum thickness has been reported to be 150 feet. The material which forms the Mugu Aquifer is fine to coarse-grained sand and gravel with some interbedded silty clay. The average thickness of the water-bearing zone is approximately 110 feet. Permeability at the Mugu Aquifer ranges between 1,900 and 2,200 gpd/ft². In the Forebay area where the Santa Clara River enters the Oxnard Plain near Saticoy and near the Mugu Lagoon, the Mugu Aquifer merges with the Oxnard Aquifer. The Mugu Aquifer is reported to be in hydraulic continuity with the ocean (Kennedy/Jenks, 1994).

Underlying the Mugu Aquifer is an aquitard composed of silty clay that reaches a maximum thickness of 80 feet within the Oxnard Plain. This aquitard is continuous, except in the Forebay area, where the Hueneme Aquifer merges with the other groundwaters.

The Hueneme Aquifer is composed of irregularly interbedded sand, silt and clay, with some gravel, ranging in thickness from 100 feet within the City of Port Hueneme to about 300 feet north of the City of Oxnard. Permeability for this water-bearing zone is estimated to be 400 to 600 gpd/ft². This aquifer is reported to be in hydraulic continuity with the ocean. The Hueneme Aquifer is separated from the underlying Fox Canyon aquifer by an aquitard composed of silt and clay and which is absent only where the Fox Canyon Aquifer merges with the Hueneme Aquifer in the northern portion of the Forebay area. The maximum thickness in the basin is approximately 170 feet (Kennedy/Jenks, 1994).

The Fox Canyon Aquifer is composed of fine to coarse-grained sand with gravel stringers and interbedded silt and clay. With a maximum thickness of approximately 550 feet in the Oxnard Plain, permeability of this water-bearing zone range from 200 to 400 gpd/ft². The aquitard that separates the Fox Canyon and the underlying Grimes Canyon Aquifers is composed of silt and clay, and attains a maximum thickness of about 40 feet in the Oxnard Basin.

The Grimes Canyon Aquifer is composed of fine to coarse-grained materials, with a maximum thickness of more than 1,500 feet and corresponds in area to the Fox Canyon Aquifer (Kennedy/Jenks, 1994).

The City has wells that take water from both the Upper Aquifer System and the Lower Aquifer System, as further described in Section 3.2.4.

The groundwater levels in the Oxnard Plain Basin aquifers change considerably from year to year depending on Santa Clara River recharge and total pumping quantities.

3.2.2 Fox Canyon Groundwater Management Agency

The FCGMA was created at the direction of the State Water Resources Control Board to address ongoing overdraft and seawater intrusion into the Oxnard Plain Pressure Basin. The purpose of the FCGMA is to manage the region's groundwater supply by protecting the quantity

and quality of local groundwater resources and by balancing the supply and demand for groundwater resources.

The FCGMA was formed in 1982 by Act 2750 passed by the California Legislature. The Agency monitors and controls pumping within the FCGMA boundaries. Preceding this Act was State Assembly Bill No. 2995 (AB 2995) passed by the California Legislature in September 1982. Specifically, the legislation allows the agency to perform the following functions:

"Planning, managing, controlling, preserving and regulating the extraction and use of groundwater within the agency (§§ 402, 403). May collect data and carry out investigations (§ 501). May recommend and encourage wastewater reclamation and reuse projects that contribute to good groundwater management (§ 503). May control extractions from the Oxnard and Mugu aquifers with the goal of balancing supply and demand within the basin by year 2010 (§ 601); develop groundwater management plan for the Grimes Hueneme and Fox Canyon basins and may limit future extractions, considering the effects of seawater intrusion and other factors (§§ 313, 602). If the board determines that groundwater management activities are necessary to protect an aquifer, it may require conservation practices, control groundwater extractions and extraction facilities, pursue legal actions to prevent unreasonable use and unreasonable methods of use that adversely affect the groundwater supply, impose spacing limitations on new extractions, establish operating procedures for extraction facilities including rotation pumping requirements (§ 701). May require registration of extraction facilities and installation of water flow measuring devices (§§ 801, 804). May require reports of annual extractions (§ 810)."

Importantly, the FCGMA may establish uniform groundwater extraction charges (§§ 1001, 1003). This is a mechanism intended by the FCGMA to limit the amount of groundwater pumping to amounts that meet basin objectives. This authority was granted by Senate Bill 747 (SB 747), approved in June 1991, which amended and added to AB 2995, to allow extraction allocations for each water well.

The FCGMA has jurisdiction over groundwater pumping for all of the land which overlies the Fox Canyon Aquifer. This encompasses approximately 185 square miles and includes the Oxnard Forebay and the Oxnard Plain Pressure Basins underlying most of the City of Oxnard. While the basins of the FCGMA are not adjudicated basins, the basins are fully managed by FCGMA.

3.2.2.1 FCGMA Programs

In 1985, a plan for management of the LAS and UAS within the FCGMA boundaries was adopted. Major elements of the UAS Plan include the following:

- 1. Ventura County Ordinance No. 3739, which prohibits the construction, repair or modification of UAS wells in areas where increased extractions would increase the overdraft and the rate of seawater intrusion in the Oxnard Plain.
- 2. Completion of the Seawater Intrusion Abatement Project through improvement of the Vern Freeman Diversion Dam Project and operating the project under criteria developed to ensure proper water allocation.
- Annual monitoring to determine the effectiveness of the Vern Freeman Project.

An update to the FCGMA Groundwater Management Plan (GWMP) was prepared in May 2007. The 2007 Update discusses and reviews a number of aspects of groundwater management.

Major elements of the 2007 Update include:

- Background information on the groundwater basins;
- History of groundwater extractions within the FCGMA;
- Water quality issues, both generally and basin-by-basin;
- Basin Management Objectives (BMOs) to indicate the health of the basins and the efficacy of current and future management strategies;
- The yield of the groundwater basins;
- Current management strategies and their effectiveness;
- Management strategies under development and their potential effectiveness;
- Potential future management strategies and their potential effectiveness; and
- Recommended actions to be taken by the FCGMA.

According to the 2007 Update: "Current groundwater conditions meet the BMO criteria in some, but not all of the basins. They fail to meet the BMOs in the Lower Aquifer and some portions of the Upper Aquifer in the Oxnard Plain and Santa Rosa basins."

3.2.2.2 FCGMA Ordinances

The most significant ordinance of the FCGMA is Ordinance No. 5, adopted in August 1990; its current terms and conditions are contained in Section 5 of Ordinance 8.1. This ordinance section requires reductions in groundwater extractions with the objective of reducing extractions to a "safe yield" by the year 2010.

Ordinance No. 5 was periodically updated over the years. Ordinance 8.1 Section 5 provides for baseline allocations, historical allocations and a schedule of historical pumping allocation reductions. The baseline pumping allocations of one acre-foot per acre are credited to the pumper for lands not irrigated during 1985-89 base period. Historical extractions were established during the 5-year period from 1985 to 1989. A series of 5 percent reductions to baseline pumping allocations were implemented over the period 1990 to 2010. Ordinance No. 7, adopted in June 1991, which later was amended into Ordinance No. 5.1 and now is contained in Section 5.6.1.2 of Ordinance 8.1, was established to prevent the waste of water by agricultural users. An agricultural water well operator is required to be 80 percent efficient when considering ETo and crop factors when an operator lacks enough historical allocation for the current crop being grown to avoid penalties.

Ordinance No. 8 was adopted in 2002 and is a conglomeration of all prior ordinances into an Ordinance Code. Ordinance No. 8.1, also known as the "Ordinance Code", is the first approved revision to Ordinance No. 8. It is attached in Appendix E. Passed by the FCGMA Board of

Directors on July 27, 2005, it became effective on September 16, 2005 after expiration of the 35-day public review period for the CEQA Notice of Exemption filed on August 12, 2005. The main purpose of combining the ordinances together was to reduce confusion, eliminate redundant text, and to shorten the laws into a more manageable format.

Unused groundwater allocation (or conservation credits) can currently be accumulated and used in future years without monetary penalty; however, the FCGMA is working to develop further detail to its ordinance code to better define conservation credits and their use. Groundwater pumpers, including the City, can also accrue groundwater storage credits by recharging the aquifers with foreign water. These groundwater storage credits can also be used in the future, with FCGMA advance approval, without incurring the FCGMA penalty. In addition, adjustments and transfers of groundwater extraction allocations are allowed under Section 5.3 of Ordinance 8.1.

When irrigated agricultural land changes to Municipal and Industrial (M&I) use, the groundwater extraction allocation is transferred to the M&I water supply provider. The amount of allocation available for transfer from agricultural land is based on the water produced during the 1985-1989 base period. Up to two (2) AFY can be transferred to the M&I provider for each acre of land irrigated for agricultural uses during the base period. Any remaining amount of the historic extraction allocation is eliminated. The FCGMA also allows the assignment of an extraction allocation from one M&I operator to another.

Extractions beyond the current pumping allocation (with reductions) are subject to a penalty fee, which is based on the cost to import water and other alternative sources of supply. If pumpers utilize less than their pumping allocation, conservation credits are accrued. Similarly, if "foreign water" is recharged into the aquifer, storage credits are accrued with prior FCGMA approval. Credits can be utilized at a later date or, can be transferred to other parties with the approval of the FCGMA Executive Officer. Under Ordinance 8.1, Section 5.7.2.1, credits earned as a result of agricultural use cannot be transferred to an M&I Provider, Operator, or User unless specifically approved by the FCGMA Board.

3.2.2.3 City Access to Groundwater Under FCGMA Regulations

The City of Oxnard has two existing allocation pools: one (a suballocation) held in trust through UWCD and one for the City's own wells. Each of these allocations is discussed in Sections 3.2.3 and 3.2.4, respectively. The City will also receive additional transferred groundwater allocations as allowed by Section 5.3.3 of Ordinance 8.1 when agricultural land within the City's planning area is converted to municipal and industrial uses (consistent with the City's General Plan) and extraction allocations associated with existing groundwater wells are transferred to the City.

The FCGMA also allows pumpers to carryover unused allocation from year-to-year; that is, if a pumper utilizes less than its pumping allocation, it accrues conservation credits. Similarly, if "foreign water" (including recycled water) is used in-lieu of groundwater pumping and/or recharged into the local aquifers, additional credits (either conservation or storage credits) may be accrued.

The City has undertaken both types of programs in the past, with FCGMA approval. The City has managed its total FCGMA allocation to establish and maintain approximately 30,000 AF in

FCGMA groundwater credits. The City will use its groundwater credits conjunctively with its imported supplies and groundwater allocation. During periods when imported supplies are restricted or when other operational considerations warrant it, the City relies more heavily on local groundwater, using a portion of its accumulated credits. During other periods, the City will reduce its groundwater use below its historical allocation to build back up its credits.

3.2.2.4 FCGMA Groundwater Management Plan

The FCGMA establishes its management policies based on its comprehensive assessment of current and anticipated future groundwater conditions, given its assessment of changes in groundwater use, planned local and regional water supply projects, and other relevant conditions. The most recent assessment is documented in the FCGMA "Groundwater Management Plan," adopted in May 2007.

The main management strategies in the Groundwater Management Plan include reducing local groundwater pumping in areas that are difficult to recharge and prone to localized over-pumping. Alternatively, surface water, foreign water (including recycled water), or groundwater from easily recharged areas will be delivered to the stressed areas. In turn, the conservation credits developed from the reduced pumping in the stressed areas are transferred for use in and around the Oxnard Forebay Basin. Both the City's GREAT Program (see Section 3.6.1) and the M&I Supplemental Water Program (see Section 3.2.3) are consistent with this strategy.

The following impacts to the City's water supplies from the FCGMA Groundwater Management Plan are as follows:

- The City will maintain its groundwater allocation and credits through both the UWCD
 O-H Pipeline and City groundwater wells (see Sections 3.2.3 and 3.2.4).
- The City will accumulate groundwater pumping credits when the full UWCD or City wells allocation are not used in any given year.
- The City will maintain its additional groundwater from the M&I Supplemental Water Supply Program, subject to temporary reductions associated with significantly depressed groundwater levels in the Oxnard Forebay.

The implementation of the City's GREAT Program is the single most important element in achieving the FCGMA Groundwater Management Plan objective of maintaining the long-term reliability and integrity of the aquifers within the FCGMA jurisdiction.

3.2.3 United Water Conservation District Groundwater

UWCD currently provides a portion of the City's groundwater supply. This arrangement has been in place since 1954, and was formalized in the 1996 Water Supply Agreement for Delivery of Water through the Oxnard-Hueneme Pipeline (included in Appendix F). UWCD holds a pumping sub-allocation for all users of the O-H Pipeline, which includes the City, PHWA, and a number of small mutual water companies. The water supply contract defines each contractor's delivery and capacity rights in UWCD's facilities. Along with the FCGMA suballocation listed in

Table 3.2 below, the City's peak capacity right is 26.75 cubic feet per second (cfs) and PHWA holds a peak capacity right of 22.25 cfs.

UWCD diverts Santa Clara River water at the Vern Freeman Diversion Dam southeast of Saticoy and delivers a portion of the water to the Saticoy and El Rio Spreading Grounds and to agricultural users on the Oxnard Plain. Water percolated in these spreading basins recharges the Forebay Basin and the Oxnard Plain Basin. Eleven wells are then used to extract the water and deliver it to the O-H users. Of the eleven wells, three extract water from the LAS, and the remaining eight extract water from the UAS. The El Rio wellfield has sufficient active pumping capacity to supply the peak O-H pipeline capacity of 53.0 cfs. Water extracted by these wells is delivered to the El Rio Pumping Station, disinfected, and pumped through the O-H Pipeline to each of the O-H customers. UWCD built the O-H system in 1954 to move municipal groundwater extraction away from coastal areas subject to seawater intrusion. The O-H System consists of 12 miles of transmission pipeline.

Table 3-2 shows the sub-allocation amounts for the City of Oxnard and PHWA.

TABLE 3-2 UWCD SUB-ALLOCATIONS (AFY)

Year	City of Oxnard	Port Hueneme Water Agency
2005	7,709.5	3,698.66
2010 and beyond	6,802.5	3,467.50

UWCD also maintains FCGMA groundwater credit subaccounts for each of its contractors, including the City. As of December 31, 2010 the City had a balance of 10,863 AF of credit available through the UWCD sub-allocation. In addition to the City's sub-allocation held by UWCD described above, in 2006 the City entered into an agreement (Appendix G) with UWCD to gain access to additional groundwater through participation in the M&I Supplemental Water Program. The M&I Supplemental Water Program allows CMWD to transfer groundwater pumping credits to UWCD for the benefit of its O-H system users, including the City. CMWD generates the credits transferred to UWCD through its Conejo Creek program, which it implemented in partnership with Camrosa Water District and Pleasant Valley County Water District.

From 2010 through 2015, the City expects to have an additional 3,000 AFY available through its participation in the M&I Supplemental Water Program. Beginning in the year 2016, the City projects a reduction in the available amount of M&I Supplemental Water Program water to 1,000 AFY.

The City's purchased volume of water from UWCD since 2005 is shown in Table 3-3.

TABLE 3-3 CITY WATER PURCHASES FROM UWCD (AF)

		Amount Purchased –	
Year	Amount Purchased	Ocean View System ^(a)	Total
2006	4,001	983	4,984
2007	10,347	1,040 ^(b)	11,387
2008	. 9,863	1,737	11,600
2009	11,648	1,387	13,035
2010	9 717	1 135	10.852

Notes:

- (a) In addition to the prior column.
- (b) Water use in May, June, July and August 2007 estimated by United Water Conservation District while meter underwent replacement.

UWCD and the O-H users amended the Water Supply Agreement in 2002. The primary change affecting the City was the combining of the City's and the former OVMWD's peak capacity in the O-H Pipeline. This was done to recognize that the City's rights under the agreement entitle it to the combined allocation and peak capacity previously listed separately for the City and the former OVMWD. In 2007, the OVMWD dissolved, with the City having responsibility to provide water service to the former OVMWD customers.

3.2.4 City Groundwater

As indicated in Section 3.2.1, local groundwater is generally extracted from the aquifers of the Oxnard Plain Groundwater Basin. The Oxnard Plain Groundwater Basin is generally made up of the Upper Aquifer System and the Lower Aquifer System.

The City's baseline groundwater pumping allocation is 936 AFY and the historical groundwater pumping allocation is approximately 8,146 AFY after 2010 when the FCGMA 25 percent reduction was fully realized. These figures do not take into account allocations for properties with private wells that develop and convert to City water. Generally, the transferred allocations are either one or two AFY per acre, depending on the circumstances. Baseline allocations are not reduced by percentage cutbacks; however, historical allocations are. The two AF per acre transferred from agriculture to urban is effectively 1.5 AF per acre.

In addition to the City's baseline groundwater pumping allocation and any future allocation that results as private wells are converted to City water described above, in 2009 the City participated in the Ferro Pit Program (Appendix H), in which the City helped UWCD purchase an additional recharge basin, known as the Ferro Pit, in exchange for a one-time transfer of 11,000 AF of Good Deed Credit Trust groundwater credits. The Ferro Pit Program provides an additional 1,000 AF of credits each year from 2012 through 2019.

Through the 2002 Three Party Agreement Water Supply Agreement, between the City, CMWD and PHWA, the City also obtains an annual transfer of 700 AF of FCGMA credits from PHWA. These credits result from reduction in pumping of PHWA member agency wells as a result of the operation of PHWA's BWRDF.

The FCGMA programs, as highlighted in the 2007 GWMP, are designed to bring the basins to safe yield.

The FCGMA's Ordinance No. 8.1 limits the amount of groundwater the City can extract with its wells and the amount of groundwater being pumped and provided by UWCD. These limitations increase the City's reliance on imported water supplies and put a greater importance in developing new, local sources of supply, such as recycled water.

The City currently has six active wells located at the Water Campus and four additional wells located at Blending Station No. 3, as shown in Table 3-4.

TABLE 3-4
GROUNDWATER WELL LOCATIONS, STATUS AND CAPACITY

Well Location	Status	Aquifer	Well Capacity (gpm)
Blending Station No. 1			
Well No. 20	Active	Oxnard/Upper	2,900
Well No. 22	Active	Oxnard/Upper	3,000
Well No. 23	Active	Oxnard/Upper	2,800
Well No. 32 ^(a)	Active	Oxnard/Upper	2,000
Well No. 33 ^(a)	Active	Oxnard/Upper	3,000
Well No. 34 ^(a)	Active	Oxnard/Upper	2,500
Blending Station No. 3			
Well No. 28	Active	Hueneme/Lower	2,000
Well No. 29	Active	Hueneme/Lower	3,000
Well No. 30	Active	Mugu/Upper	2,000
Well No. 31	Active	Oxnard/Upper	2,000
		Total	25,200 ^(b)

Notes:

(a) Well Nos. 32, 33, and 34 feed the City's desalter.

The pumped groundwater is mixed (blended) with imported water or desalted water at the Blending Stations. Groundwater pumping capacity is a function of aquifer condition as well as the condition of the well, pumping equipment, and groundwater levels. The City's groundwater production and (for comparison) production from other sources for the period from 2006 to 2010, are summarized in Table 3-5.

⁽b) Total well capacity does not equal the City's total production capacity. While the City currently has a total of 25,200 gpm of well capacity, it does not have enough pipeline capacity to operate all of its wells at one time.

TABLE 3-5 CITY WATER PRODUCTION (AF)

Year	Total City Well Production	Brine Loss	UWCD	CMWD	Portion, CMWD – P&G	Portion CMWD – PHWA	Total
2006	14,056	(0)	4,001	5,904	1,996	2,063	28,020
2007	440	(0)	16,660	7,608	1,621	2,223	28,552
2008	4,245	(0)	9,863	10,800	1,575	1,198	27,681
2009	7,478	(1,398) ^(a)	13,036	6,799	1,513	1,278	28,706
2010	7,442	(1,254) ^(b)	10,852	8,225	1,544	841	27,650

Notes:

3.3 Recycled Water

One key component of the GREAT Program is the development of the Advanced Water Purification Facility (AWPF) and the Recycled Water System. The first phase of the AWPF is under construction with an expected completion date of December 2012. Likewise, the Recycled Water Backbone System (RWBS) is currently under construction and is expected to be complete by December 2012. The first phase of the recycled water program is expected to deliver approximately 1,500 AFY of recycled water to municipal and industrial customers by 2013.

Future expansions of the AWPF and the Recycled Water System will be developed when funding becomes available. These programs are further described in Chapter 4 of this UWMP.

3.4 Transfers, Exchanges, and Groundwater Banking Programs

Currently, the City has interconnections with other water purveyors. Specifically the City has one interconnection with PHWA, one interconnection with the City of Port Hueneme, two interconnections with the Channel Islands Beach Community Services District, and two interconnections with Naval Base Ventura County. The City completed design for an interconnection with the City of Ventura; however this interconnection has not been constructed. That interconnection would, if constructed, convey only emergency sources of supply. CMWD water cannot be exported to Ventura's service area, as Ventura is not a member agency of CMWD or MWDSC.

The City does not currently anticipate other transfer or exchange opportunities.

3.5 Total Anticipated Water Supply

The total anticipated water supplies available to the City of Oxnard are shown in Table 3-6.

⁽a) Total City well production was 7,478 AF; however, 1,398 AF had to be discharged as brine as a result of the desalting process.

⁽b) Total City well production was 7,442 AF; however, 1,254 AF had to be discharged as brine as a result of the desalting process.

TABLE 3-6
ANTICIPATED WATER SUPPLIES (AF)

Water Supply Sources	2015	2020	2025	2030	2035
Existing Supplies:					
Imported Water - Calleguas Municipal Water District	17,379	17,379	17,379	17,379	17,379
Groundwater - United Water Conservation District ^(a)	9,800	7,800	7,800	7,800	7,800
Groundwater - City-produced ^(b)	10,728	9,782	9,782	9,782	9,082
Brine Loss ^(c)	(1,490)	(1,641)	(1,700)	(1,755)	(1,810)
Subtotal Existing Supplies	36,417	33,320	33,261	33,206	32,451
Planned Supplies					
Future City Groundwater ^(d)	527	1,789	2,269	2,269	2,269
Future City Groundwater ^(e)	5,200	11,400	8,500	8,500	8,500
Recycled Water ^(f)	1,800	2,600	5,500	5,500	5,500
Subtotal Planned Supplies	7,527	15,789	16,269	16,269	16,269
Total Estimated Supplies	43,944	49,109	49,530	49,475	48,720

Notes:

- (a) City's sub-allocation held by UWCD plus the additional allocation resulting from the M&I Supplemental Water Program.
- (b) City's historical and baseline allocation (9,082 AF) plus additional credits resulting from the City's participation in the Ferro Pit Program and credits transferred to the City from PHWA as a result of the Three Party Agreement. The City also has FCGMA credits available as a supply source if needed.
- (c) Brine loss is assumed to be 20% of permeate production from desalting operations. Assumes that the City will continue its 2010 blend ratio of groundwater, desalted groundwater, and imported water to maintain product water quality between 600 to 700 TDS.
- (d) Future City groundwater allocations transferred to the City as agricultural lands are developed.
- (e) Future City groundwater allocations made available to the City as agricultural users abandon or reduce the use of their wells in exchange for recycled water and/or as a result of groundwater recharge.
- (f) GREAT Program recycled water sold to City water customers for municipal and industrial uses, including landscape.

3.6 Planned Water Supply Projects and Programs

The City plans to have available imported surface water from CMWD at up to the Tier 1 allocation of 17,379.4 AFY through its planning horizon; however, the City does not intend to increase its reliance on imported water. Similarly, the City expects that the Three Party Water Supply Agreement with PHWA will remain in place, through which PHWA has available (reserved) a portion of the CMWD allocation as discussed above. The City will have available the right to acquire additional water from CMWD at the Tier 2 rate; however, this water is more expensive than the City's other options. In any given year, the City may elect to take less than its full Tier 1 entitlement based on the City's operational needs and its intent to optimize the use of its available supplies.

As noted above, the City also is entitled to receive an annual transfer of 700 AF of FCGMA groundwater credits from PHWA through the Three Party Water Supply Agreement.

With respect to groundwater from UWCD, the City's sub-allocation was 6,725.50 AFY in 2010 and is expected to remain at that value. In addition, the City anticipates 3,000 AFY of allocation

from its participation in the M&I Supplemental program through the year 2015, reducing to 1,000 AFY of additional allocation in years 2016 through 2035.

Finally, with respect to groundwater from its existing and future wells, the City has a total allocation of 9,082 AFY. This allocation will, however, be increased by the transfer of allocation from properties currently on private wells which develop and connect to the City system (Chapter 6). Additionally, the City anticipates 1,000 AFY of additional allocation through its participation in the Ferro Pit program from 2012 through 2019.

3.6.1 GREAT Program

The City's Groundwater Recovery Enhancement and Treatment Program is a key element of the FCGMA's groundwater management program. Ultimately, the GREAT Program may provide substantial additional recycled water supplies within the region. As discussed in the 2002 GREAT Program Advanced Planning Study, the components of the GREAT Program are:

- A. Recycled Water for M&I Use. The Oxnard Wastewater Treatment Plant (OWWTP) currently produces secondary treated effluent and discharges to the ocean via an outfall. This effluent, if treated to tertiary standards to meet the State's requirements for recycled water, can be used to replace a portion of the City's municipal and industrial demands. The City has constructed a delivery system and is working with its existing customers to retrofit their sites for recycled water use. The goal is to deliver approximately 1,500 AFY of recycled water concurrent with the operational date for the initial phase of the GREAT Program, estimated by early 2013. A key project is the AWPF located near the OWWTP, which will provide the recycled water its final treatment. The initial phase of the AWPF is expected to produce up to 6.25 million gallons per day (MGD), or 7,000 AFY, of recycled water. Recycled water produced which is not delivered to customers is expected to be used for groundwater injection at location(s) within the City.
- B. <u>Groundwater Injection</u>. Irrigation demands vary throughout the year with substantially lower demand during the winter months. Therefore, in addition to agricultural and M&I demand for recycled water, this water will be injected on the south Oxnard Plain serving as a seawater barrier project or within the City as a groundwater replenishment project. This injected water would then allow Oxnard to pump an equal amount at a later date as the City accrues storage credits from groundwater injection, which can be redeemed at City wells.
- C. Recycled Water Delivered to Agricultural Users in Exchange for Groundwater Credits. The municipal and industrial customers identified for the recycled water as described above initially account for approximately 1,500 AFY. When recycled water is delivered to agricultural users or to the seawater barrier, the volume of recycled water use will substantially increase. Tertiary-treated wastewater meeting State Title 22 requirements is not suitable for some agricultural use because of the total dissolved solids (TDS), chloride, and boron levels. The AWPF will provide additional treatment to a portion of the flow from the OWWTP, making it suitable for the irrigation of sensitive crops.

- In exchange for the delivery of recycled water, agricultural customers would transfer their groundwater pumping allocation to the City of Oxnard on a one-for-one basis. This will increase the City's ability to pump additional groundwater.
- D. <u>Groundwater Desalination Facility</u>. The additional groundwater that would be made available to the City from groundwater credits transferred from agricultural users and pumped by City wells from the poor quality Oxnard Aquifer would require additional treatment prior to delivery to the City's distribution system. The GREAT Desalter constructed in 2007/2008 does not increase the total water supply. It does, however, allow full utilization of the City's groundwater resources.
- E. <u>Concentrate Collection System</u>. The AWPF and the GREAT Desalter produce a high TDS by-product concentrate as a result of the treatment process. Discharging this concentrate to the sewer system could eventually cause treatment problems at the OWWTP. Therefore, the GREAT Program proposes a concentrate collection system separate from the sanitary sewer system. The collection system could also potentially serve other industrial customers whose wastewater product is suitable for disposal without further treatment and meets the requirements of the OWWTP's National Pollution Discharge Elimination System (NPDES) permit.
- F. Concentrate Disposal/Wetlands Development and Enhancement. Two concentrate disposal points were identified in the GREAT Program report the existing ocean outfall from the OWWTP and wetlands in the Ormond Beach area that have been identified for potential restoration and enhancement. A third option is disposal via the CMWD Salinity Management Pipeline and ocean outfall.
- G. Overall Yield of the GREAT Program. The GREAT Program is projected to produce 6.25 MGD (7,000 AFY) of recycled water in the initial phase and up to approximately 25 MGD (28,000 AFY) ultimately, with full build-out of the City General Plan areas.

Since the 2005 UWMP, the following activities have occurred:

- A. <u>Construction of the GREAT Desalter</u>. The GREAT Desalter was constructed in 2007/2008 and began operation in 2009. The GREAT Desalter includes low pressure reverse osmosis units with 7.5 MGD capacity. A 0.6-million gallon permeate storage tank was also constructed to support the GREAT Desalter operation. Three newer wells (Well Nos. 32, 33, and 34) currently pump water from the poor quality Oxnard Aquifer and feed the Desalter.
- B. Construction of the Advanced Water Purification Facility. Construction of the AWPF began in 2010 and is expected to be completed in 2012. The AWPF receives secondary treated effluent from the OWWTP and treats it with microfiltration, reverse osmosis, and ultraviolet disinfection. The initial capacity of the AWPF is 6.25 MGD of recycled water.
- C. <u>Construction of the Recycled Water Backbone System</u>. The Recycled Water Backbone System is also currently under construction and is expected to be complete at the same time as the AWPF. The RWBS will initially serve recycled water from the AWPF to municipal and industrial customers within the City's service area.

3.7 Desalinated Water

The California UWMP Act requires a discussion of potential opportunities for use of desalinated water (Water Code Section 10631[i]). The City currently operates the GREAT Desalter, which utilizes reverse osmosis to treat brackish groundwater. The product water is blended with untreated groundwater to balance water quality and cost and the concentrate is discharged to the sewer system. The GREAT Desalter has a production capacity of 7.5 MGD and is expandable to 15.0 MGD. The City may expand the GREAT Desalter in the future, or construct a similar desalter facility at Blending Station No. 3 if it becomes cost-effective to do so.

The City does not have any plans to implement a seawater desalination program. However, the City could provide financial assistance to MWDSC, other SWP contractors, or their member agencies in the construction of their seawater desalination facilities in exchange for SWP supplies.

The City has been following existing and proposed seawater desalination projects along California's coast. Table 3-7 provides a summary of the status of several of California's municipal/domestic seawater desalination facilities.

As shown Table 3-7, most of the existing and proposed seawater desalination facilities are or would be operated by agencies that are not SWP contractors. However, in these cases as described above, an exchange for imported water deliveries would most likely involve a third party (MWDSC or another SWP contractor), CMWD and the City.

TABLE 3-7
EXISTING AND PROPOSED SEAWATER DESALINATION
FACILITIES ALONG THE SOUTHERN CALIFORNIA COAST

Project	Member Agency Service Area	AFY	Status
Long Beach Seawater Desalination Project	Long Beach Water Department	10,000	Pilot study
South Orange Coastal Ocean Desalination Project	Municipal Water District of Orange County	16,000-28,000	Pilot study
Carlsbad Seawater Desalination Project	San Diego County Water Authority	56,000	Permitting
West Basin Seawater Desalination Project	West Basin Municipal Water District	20,000	Pilot study
Huntington Beach Seawater Desalination Project	Municipal Water District of Orange County	56,000	Permitting
Camp Pendleton Seawater Desalination Project	San Diego County Water Authority	56,000 to 168,000	Planning
Rosarito Beach Seawater Desalination Feasibility Study	San Diego County Water Authority	28,000 to 56,000	Feasibility study
	Total AFY	102,000-280,000	

Source: MWD 2010 UWMP.

Chapter 4: Recycled Water

This chapter of the Plan describes the existing and future recycled water opportunities available within the City of Oxnard service area. The description includes estimates of potential supply and demand for 2010 to 2035 in five-year increments, as well as the City's proposed incentives and optimization plan.

4.1 Recycled Water Master Plan

The City completed the *Recycled Water Master Plan (RWMP) – Phase 1* in January 2009. The RWMP Phase 1 identified approximately 2,700 AFY of demand from golf courses, parks, schools and industrial customers. The Recycled Water Retrofit Program, under the City's GREAT Program, identified additional customer demand. As of the 2011 customer list, 23 projects are complete or under construction, 23 projects are being designed and 25 additional customer projects are planned for the future.

The City is currently constructing the RWBS to serve Phase 1 municipal and industrial customers within the City. Future expansions of the RWBS will serve additional industrial and irrigation customers and aquifer storage and recovery (ASR) wells within the City. Furthermore, expansions serving agricultural customers and potential seawater intrusion barrier wells are also likely.

The initial potential customers include the Riverpark Development, the River Ridge Golf Club, City parks, schools, and several commercial/industrial customers. The recycled water demand for the first phase is approximately 1,500 AFY. The first deliveries of recycled water are expected by 2013.

4.2 Potential Sources of Recycled Wastewater

4.2.1 Existing Facilities

The source of water for the recycled water system is the OWWTP. The OWWTP is a secondary treatment plant located at 6001 S. Perkins Road in the City of Oxnard. All the treated effluent is currently discharged to the Pacific Ocean. The OWWTP has an average dry weather flow (ADWF) design capacity of 31.7 MGD (35,500 AFY) with provision for an ultimate ADWF design capacity of 39.7 MGD (44,500 AFY). Current flow to the OWWTP is 23 MGD (25,800 AFY); the City anticipates there will be sufficient wastewater to support the recycled water program planned for the 2035 condition, which is 14,000 AFY.

4.2.2 Planned Improvements and Expansions

There are no plans to expand the capacity of the OWWTP at this time. The Recycled Water Program will be expanded as the City's Capital Improvement Program funds allow. There are no immediate plans to expand beyond the Phase 1 recycled water facilities; however, the City is involved in ongoing discussion regarding Phase 2 recycled water expansions, including industrial and agricultural uses, along with injection. Capital projects needed to support these

expansions would include storage, pipeline extensions and treatment capacity expansions at the AWPF.

4.3 Recycled Water Demand

In this section, current recycled water use is discussed, and potential recycled water users within the City's service area are identified as determined from the customer list created as part of the City's Recycled Water Retrofit Program.

4.3.1 Current Use

There are currently no recycled water customers served by the City of Oxnard. Table 4-1 shows actual and projected use of recycled water within the City's service area, and to agricultural users outside the City's service area.

TABLE 4-1
ACTUAL AND PROJECTED RECYCLED WATER USE (AF)

Type of Use	Actual 2010 Use	2015	2020 ^(a)	2025	2030	2035
Agriculture/Groundwater Injection(6)	0	5,000	11,400	8,500	8,500	8,500
Landscape ^(c)	0	1,200	1,500	3,000	3,000	3,000
Industrial	0	600	1,100	2,500	2,500	2,500
Total	0	7,000	14,000	14,000	14,000	14,000

Notes:

- (a) Phase 2 of the GREAT Program is projected to come online in 2020, providing an additional 7,000 AF of recycled water a year.
- (b) To minimize pumping impacts in overdrafted areas, recycled water not sold to municipal and industrial customers to offset potable water uses will either be sold to agricultural users in exchange for groundwater pumping allocation or injected into the ground.
- (c) Landscape usage includes the River Ridge Golf Club's Vineyard and Victoria Lakes golf courses, in addition to other landscape uses such as City parks or schools.

4.3.2 Potential Users

Potential recycled water users were identified in the RWMP Phase 1 and the Draft RWMP Phase 2 and include the River Ridge Golf Course, the Riverpark development (schools and parks), and other landscape irrigation customers. Two significant industrial users are P&G and International Paper.

4.3.3 Potential Recycled Water Demand

In the near term, landscape, large industrial users, and the municipal golf course are the primary potential recycled water customers within the City's service area. Outside the City's service area, a significant potential exists to serve agricultural users throughout the western Ventura County region with recycled water. The GREAT Program Advanced Planning Study identified almost 40,000 AFY of potential agricultural demand (in average years) in the Oxnard Plain, particularly in the area of the Plain negatively affected by seawater intrusion and overpumping.

In the 5 to 10 year horizon, the GREAT Program generated recycled water may also be used for groundwater recharge and barriers to seawater intrusion.

All of the above uses are identified within the FCGMA 2007 Groundwater Management Plan as key strategies to alleviate overpumping within the Oxnard Plain and Pleasant Valley areas of western Ventura County. (See 2007 Groundwater Management Plan, § 9.1.)

Use of high quality recycled water within the region will have a direct benefit of introducing a new, additional water supply source to the region. The high quality water (low salt content) also has the supplemental benefit of reducing the salt content of water used within the region. To the extent this high quality water is used within the City to offset current potable demand, it will also have the direct benefit of offsetting or reducing use of local groundwater and imported water. Direct agricultural use of recycled water will provide tandem benefits of reducing reliance on local groundwater and reducing salt loading in comparison to the lower quality groundwater and surface water currently used for applied irrigation. FCGMA policies will allow the City to obtain the right to pump groundwater in an amount equivalent to the recycled water used within the region.

4.3.4 Recycled Water Comparison

The City's 2005 UWMP projected a total recycled water demand of 4,800 AFY by the year 2010. The City has not yet served recycled water to any customers, but is in the process of constructing the Recycled Water Backbone System to provide municipal and industrial customers with recycled water. Table 4-2 provides a comparison of the 2005 projected demand versus the actual 2010 demand.

TABLE 4-2
RECYCLED WATER USES
2005 PROJECTION COMPARED WITH 2010 ACTUAL (AF)

User Type	2005 Projection for 2010	2010 Actual Use
Agriculture	3,525	0
Landscape	1,275	0
Industrial	0	0
Total	4,800	0

4.4 Methods to Encourage Recycled Water Use

In order to promote recycled water use, the City adopted Recycled Water Ordinance No. 2728 in November 2006 mandating recycled use for certain applications. In 2009, the City Council established recycled water rates at 85 percent of the potable water rate. The City has also prepared Standard Drawings for Recycled Water to standardize facilities installed throughout the City, whether by City forces or private developers. The City is also funding site surveys of potential recycled water customers and preparing customized reports analyzing conversion feasibility.

The City may consider providing financial assistance to customers to cover a portion or all of the costs to convert their potable water system to receive recycled water.

4.5 Optimization Plan

Currently, the City has an active public outreach program to market and optimize recycled water within its service area. Another aspect of optimizing recycled water use is participation in funding opportunities. The City participates in MWDSC's Local Resources Program and federal and state funding programs for recycled water projects when available.

Chapter 5: Water Quality

The quality of any natural water is dynamic in nature. This is true for the imported water and the local groundwater of the Oxnard Forebay and Oxnard Plain Basins. During periods of intense rainfall or snowmelt, routes of surface water movement are changed; new constituents are mobilized and enter the water while other constituents are diluted or eliminated. The quality of water changes over the course of a year. These same basic principles apply to groundwater. Depending on water depth, groundwater will pass through different layers of rock and sediment and leach different materials from those strata. Water depth is a function of local rainfall and snowmelt. During periods of drought, the mineral content of groundwater increases. Water quality is not a static feature of water, and these dynamic variables must be recognized.

Water quality regulations also change. This is the result of the discovery of new contaminants, changing understanding of the health effects of previously known as well as new contaminants, development of new analytical technology, and the introduction of new treatment technology. All water purveyors are subject to drinking water standards set by the Federal Environmental Protection Agency (EPA) and the California DPH.

Oxnard water is a blend of imported water purchased from CMWD, local groundwater purchased from UWCD, and groundwater produced by the City's wells. The City operates ten groundwater wells that are tested and monitored on a consistent basis to ensure the water meets safe drinking water standards. The Water Resources Division also conducts routine source water assessments in order to detect potential contaminants in its groundwater before they become a problem. Potential sources of contaminants include: chemical and petroleum processing and storage facilities, historic gas stations, private septic systems, dry cleaners, metal plating, finishing and fabricating facilities, and agricultural drainage.

Oxnard is currently part of the Ventura Countywide Stormwater Quality Management Program, which was established under requirements of the Federal Clean Water Act. Under this Act, all point source discharges of pollutants, including those from municipal storm drain systems must be regulated by a NPDES permit. As part of the municipal storm water program, the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) is intended to address storm water pollution from new development and redevelopment primarily through implementation of Best Management Practices. In addition, in compliance with Federal Regulations and the NPDES permits for the OWWTP, the City has been implementing a Pretreatment Program. By regulating the discharge of toxic pollutant into the OWWTP, the Program reduces the likelihood of toxic contamination of the effluent and increases overall reliability in the treatment process.

The City of Oxnard is committed to providing its customers with high quality water that meets all federal and state primary drinking water standards. Some contaminants are naturally-occurring minerals and radioactive material. In some cases the presence of animals or human activity can contribute to the constituents in the source waters. The following sections address constituents reported in the 2010 Consumer Confidence Report (CCR), Public Health Goals Reports, and past UWMPs that may impact water quality. Fortunately, the City has multiple sources of water from varying locations with the ability to reduce or eliminate one source, at least for the short-term, while resolving a water quality issue with another source.

This section provides a general description of the water quality of both imported water and groundwater supplies. The exact ratio of the blend has varied. It is the City's intent that current and future blending of surface water and groundwater produce water that has a TDS level between 600 and 800 milligrams per liter (mg/L), which does not exceed the upper limit of the secondary drinking water standards (1,000 mg/L). Water from three sources is blended at the City's six blending stations and delivered to customers through the City's distribution system. Quality of the water delivered by the City from the different sources meets all requirements set by the state and federal government.

5.1 Imported Water

The State of California's Surface Water Treatment Rule requires that domestic water suppliers using surface water sources conduct a sanitary survey of their source watersheds every 5 years. CMWD conducted an initial survey of the Lake Bard watershed in 1994, and subsequent surveys in 1999, 2004 and 2009. A copy of the sanitary survey is available for review at the CMWD office in Thousand Oaks, California. The lake is well protected against potentially contaminating activities. Access to the entire watershed is restricted and CMWD staff monitors all activities in the watershed. Recreational use of the reservoir is not permitted. With continued implementation of watershed protection measures and compliance with all water treatment requirements, CMWD customers are assured of a high quality supply in the future.

5.1.1 Total Dissolved Solids

The water quality from CMWD has historically been the highest quality available to the City, particularly with respect to TDS. In fact, the City has blended CMWD water with its groundwater resources, which have higher TDS, to achieve a lower overall TDS. There is no reason to suspect that the water quality of the CMWD water would negatively impact the availability of this source of supply.

5.2 Groundwater

The City receives groundwater from UWCD and from City-owned groundwater wells. The following subsections describe water quality concerns from these two sources.

5.2.1 UWCD Groundwater

UWCD diverts water from the Santa Clara River into the El Rio Spreading Grounds. Groundwater from the aquifer beneath the Spreading Grounds is then pumped from several of UWCD's wells. The El Rio Pumping Station provides pressurized chloraminated groundwater directly through the O-H Pipeline along Rose Avenue to Oxnard's six blending stations. UWCD completed a comprehensive survey of the Santa Clara River watershed to identify and monitor potential sources of contamination in its drinking water in 2000. UWCD completed a sanitary survey update in 2010 (UWCD, January 2011). A copy of the Watershed Sanitary Survey is available for review at UWCD's office in Santa Paula, California and at http://www.unitedwater.org/images/stories/reports/Sanitary_Survey_Update_2010_Final.pdf.

5.2.1.1 Nitrates

The O-H system occasionally experiences high nitrate levels, mainly due to the presence of surrounding agricultural lands and their use of fertilizer and domestic septic systems in the El Rio area. Nitrate levels are typically higher in the summer due to the lack of river water for dilution. It is not uncommon for one or more well to exceed the maximum contaminant level (MCL) of 45 mg/L. All the UWCD wells feed into a common manifold and are blended to reduce nitrate levels.

During longer dry periods, nitrate levels may be such that blending does not reduce them below the MCL. In this case, the deep aquifer wells would be brought online to provide a source of low nitrate supply to deliver water with a nitrate level below the MCL. Additionally, the extension of the City's wastewater collection system to the El Rio area and abandonment of approximately 1,500 private septic systems, completed in April 2011, should help reduce nitrate levels in the future.

5.2.1.2 Methyl Tertiary Butyl Ether (MTBE)

In the past, UWCD has detected MTBE from the Poole Oil site along Vineyard Avenue, approximately 1,300 feet from its Well No. 15, which supplies the O-H system. The site has been cleaned up and no MTBE has been detected for several years. Monitoring will continue for several more years to ensure the well is not impacted.

5.2.2 City Groundwater

The City of Oxnard currently operates groundwater wells No. 20, 22, and 23 at Blending Station No. 1 and wells 28, 29, 30 and 31 at Blending Station No. 3. The City recently constructed three new wells at Blending Station No. 1 (wells 32, 33, and 34) which were activated in late 2008 and have produced water since 2009. Local groundwater accounted for an average of approximately 12 percent of the City water supplies for the period 2007 through 2009. Some purveyors have concerns regarding future regulations for arsenic with respect to groundwater production. The City does not believe this will be problematic for its water system, as past arsenic results from City groundwater have been low and reverse osmosis is a treatment method for arsenic.

5.2.2.1 Nitrates

On average, all City source waters meet the state and federal drinking water MCL and Public Health Goal (PHG) of 45 mg/L. However, in 2008 the maximum level of nitrate in the City combined wells was 94 mg/L, which exceeds both the MCL and the PHG. On average, nitrate concentrations from 2007 through 2009 in the City of Oxnard groundwater did not exceed the PHG or MCL; however, as nitrate causes acute toxicity, a single detection may result in public health concerns. The most probable source of the nitrate detected in the City wells is runoff and leaching from fertilizer use, leaching from septic tanks and sewage, and/or erosion of natural deposits. Predominately, nitrates occur in the shallow aquifer wells due to agricultural practices and certain areas with septic tank systems. As a result of the County's and City's septic conversion programs, nearly 2,000 septic systems have been abandoned and customers are now served by conventional sewer systems. It is expected that nitrate contamination will be reduced significantly as a result.

Typically, nitrate levels are lowest in the winter and spring when recharge to the groundwater basin is occurring from Santa Clara River runoff. The City has the advantage that its water is delivered to customers after first being blended with higher quality water, which allows the City to mitigate high nitrate levels in a particular well. Water from City wells 32, 33, and 34 is treated by reverse osmosis, which removes the majority of nitrate from the water before blending. As previously mentioned, UWCD also operates its system to mitigate high nitrate levels and can go to deep well pumping or a blend of deep and shallow water to stay below the MCL if high nitrates are detected.

5.2.2.2 Radionuclides

On average, the levels of gross alpha particles in the water from City wells are below the state and federal MCLs. However, gross alpha levels in the water from City wells do not meet the U.S. EPA MCLG of zero for radionuclides. Elevated levels have been detected in groundwater sources in 2008 and 2009. To mitigate radionuclides, the City of Oxnard utilizes groundwater from City-owned wells and UWCD wells and blends that water with surface water from CMWD. Additionally, the City uses reverse osmosis (RO) treatment for water from wells 32, 33, and 34. RO is the Best Management Practice (BMP) for radioactivity. Average concentrations of these radionuclides in City source waters do not exceed the current MCLs. The City of Oxnard continues to monitor for radiological compounds every four years as required for regulatory compliance, and provides these results to DPH.

5.3 Water Quality Impacts On Reliability

Three factors affecting the availability of groundwater are: (1) sufficient source capacity (wells and pumps), (2) sustainability of the groundwater resource to meet pumping demand on a renewable basis and (3) protection of groundwater sources (wells) from known contamination, or provisions for treatment in the event of contamination. The first two of those factors are addressed in Chapter 3.

Additional groundwater contamination sources are: spillage of agricultural chemicals, runoff from industrial areas, accidents involving tanker trucks and hazardous chemicals, sewage spills, petroleum spills, and the like. UWCD and the City would handle such instances on a case-by-case basis for their respective facilities. The City also routinely reviews information from regulatory agencies on hazardous materials use, storage and releases, in order to provide opportunity to intervene to protect groundwater quality.

Therefore, no anticipated change in reliability or supply due to water quality is anticipated based on the present data, as is shown in Table 5-1.

TABLE 5-1 CURRENT AND PROJECTED WATER SUPPLY CHANGES DUE TO WATER QUALITY IN PERCENTAGE CHANGE

Water Source	2015	2020	2025	2030	2035
Imported Water	0%	0%	0%	0%	0%
Groundwater					
UWCD	0%	0%	0%	0%	0%
City Wells	0%	0%	0%	0%	0%

Overall, there are no currently known or anticipated water quality concerns that would cause the City to be unable to meet its future water demands.

Chapter 6: Reliability Planning

The Act requires urban water suppliers to assess water supply reliability that compares total projected water used with the expected water supply over the next twenty years in five-year increments. The Act also requires an assessment for a single dry year and multiple dry years. This chapter presents the reliability assessment for the City's service area.

It is the stated goal of the City of Oxnard to deliver a reliable and high quality water supply for its customers, even during dry periods. Based on conservative water supply and demand assumptions over the next 25 years, in combination with conservation of non-essential demand during certain dry years, the Plan successfully achieves this goal.

Chapters 2 and 3 discuss current and future water supplies and demands. Chapter 4 discusses recycled water. This section compares supplies and demands under several scenarios for the period 2010 to 2035, and then presents recommendations with respect to the future supplies for the City of Oxnard.

Since the analysis includes the demands from all anticipated development through 2035, the findings are applicable for not only the 2010 Urban Water Management Plan, but for Water Supply Assessments prepared in accordance with Senate Bills 221 and 610.

Table 6-1 shows the factors resulting in inconsistency of supply for the City's water supply sources.

TABLE 6-1
FACTORS RESULTING IN INCONSISTENCY OF SUPPLY

Water Supply	Limitation			Water	
Sources	Quantification	Legal	Environmental	Quality	Climatic
Imported Water		Х	X		Х
Groundwater from UWCD	Х		Х	X	Х
Groundwater from City Wells	Х			X	Х
Recycled Water	X				

6.1 Reliability Of Water Supplies

Compared to many other water purveyors, the City of Oxnard is better positioned since it currently receives water from three sources and in the future will add additional water supply sources as a result of the GREAT Program, as described elsewhere in this document. Each of those sources is discussed in the following subsections.

6.1.1 Reliability of Imported Water Supplies: MWDSC

Under current and normal circumstances, 100 percent of water that CMWD delivers is from MWDSC. MWDSC receives most of its water from the State Water Project and from the Colorado River. In addition, over the past few years MWDSC has added a number of programs involving the development of water supplies located within the southern California area. Both MWDSC and CMWD analyzed the reliability of their water supplies in their 2010 UWMPs.

MWDSC used the SWP as its reference point for its reliability analysis since the SWP is MWDSC's largest and most variable supply. Future supply capacities were estimated using the Draft 2009 State Water Project Delivery Reliability Report. Within the SWP system the single driest year was 1977 and the three-year dry period was 1990-1992. For the average year analysis 83 years of historic hydrology (1922-2004) were used to estimate supply and demand. MWDSC then projected water demands based on its established reliability goal, which states that full service demands at the retail level would be satisfied under all the "foreseeable hydrologic conditions" through 2020. Full service demands are MWDSC's Tier I and Tier II demands, and "foreseeable hydrologic conditions" are defined as the range of historical hydrology spanning the years 1922 through 2004. The results of MWDSC's analysis show that the region can provide reliable water supplies under both the single driest year and the multiple dry year scenarios.

A topic of growing concern for water planners and managers is climate change and the potential impacts it could have on California's future water supplies. Climate change models have predicted that potential effects from climatic changes will result in increased temperature, reduction in Sierra Nevada snowpack depth, early snow melt and a rise in sea level.

In June 2005, Governor Arnold Schwarzenegger issued Executive Order S-3-05, which requires biennial reports on climate change impacts in several areas, including water resources. The Climate Action Team (CAT) was formed in response to Executive Order S-3-05. To help unify analysis across topic areas, the CAT worked with scientists from the California Applications Program's California Climate Change Center to select a set of future climate projections to be used for analysis. In the assessment "Using Future Climate Projections to Support Water Resources Decision Making in California," the CAT selected six different global climate change models to evaluate climate change impacts, assuming two different greenhouse gas emission levels (a high end and a low end), for a total of 12 scenarios. The results of the study indicate that climate change has already been observed, in that in the last 100 years air temperatures have risen about one degree Fahrenheit and there has been a documented greater variance in precipitation, with greater extremes in both heavy flooding and severe droughts.

In July 2006, DWR issued "Progress on Incorporating Climate Change into Management of California's Water Resources," as required by Executive Order S-3-05. That report demonstrated how various analytical tools could be used to address issues related to climate change. The report presents analysis results showing potential impacts on SWP operations, including reservoir inflows, delivery reliability, and average annual carryover storage, as well as many other operational parameters. Some of the main impacts include changes to south-of-Delta SWP deliveries (from an increase of about one percent in a wetter climate change scenario to about a ten percent reduction for a drier scenario), increased winter runoff and lower SWP allocations in the three driest scenarios, lower carryover storage in drier scenarios and higher carryover storage in the wetter scenario.

In the 2009 update of the DWR *California Water Plan*, multiple scenarios of future climate conditions are evaluated. These changing hydrological conditions could affect future planning efforts, which are typically based on historic conditions. The *California Water Plan* identifies the following probable impacts due to changes in temperature and precipitation:

- Decrease in snowpack, which is a major part of annual water storage, due to increasing winter temperatures.
- More winter runoff and less spring/summer runoff due to warmer temperatures.
- Greater extremes in flooding and droughts.
- Greater water demand for irrigation and landscape water due to increased temperatures and their impacts on plant water needs.
- Increased sea level rise, further endangering the functions of the SWP, which can
 depend on movement of water through the low-lying channels of the Sacramento-San
 Joaquin Delta. Sea level rise could also require the SWP to release additional storage
 water to avoid sea water intrusion into the Delta.

In its State Water Project Delivery Reliability Report (Reliability Report) (2009), DWR included the potential effects of climate change in its analysis of SWP delivery reliability under future conditions. For that report, DWR used a single climate change scenario, selecting a scenario with median effects out of a number of climate change scenarios it analyzed in 2009.

Even without population changes, water demand could increase. Precipitation and temperature influence water demand for outdoor landscaping and irrigated agriculture. Outdoor water use is a large component of southern California water demands. Lower spring rainfall increases the need to apply irrigation water. Further, warmer temperatures increase evapotranspiration, which increases water demand.

These effects and their potential to impact the supplies available to southern California were evaluated indirectly in DWR's *Reliability Report*, which was used as the basis for MWDSC's reliability assessment.

6.1.2 Reliability of Imported Water Supplies: CMWD

To evaluate whether or not available supplies can sufficiently meet demands in single- and multiple-dry years CMWD subtracted expected local supplies from projected demand to determine its demand on MWDSC. CMWD then compared this demand to MWDSC's projected allocation for CMWD under single- and multiple-dry year conditions. The results of this analysis suggest that the estimated allocation of water from MWDSC during both single dry years and multiple dry years is sufficient to meet the CMWD's projected imported water demands from 2015 through 2035.

As discussed in CMWD's 2010 UWMP, a concern is that CMWD receives water from MWDSC via one feeder pipeline. In the past, Calleguas only had Lake Bard with its 8,000 AF of storage (the portion acceptable for potable water delivery) as a back-up supply. However, with the full development of the Las Posas Project, CMWD now has a second substantial storage facility.

6.1.3 Reliability of Imported Water Supplies: The City

The City of Oxnard receives its supply via two CMWD feeders (O-SR 1 and O-SR 2) and through one reservoir, the Springville Reservoir. Disruption to the pipeline or the reservoir would impact the delivery of imported water. This concern is mitigated by the additional sources of water available to the City, as described below.

Should there be a significant decrease or cessation in the receipt of water from CMWD, the City would increase deliveries of water from its groundwater wells and/or increase its purchase from UWCD. The City would then make adjustments at a later date to avoid exceeding its groundwater allocations by taking more CMWD water when it becomes available.

6.2 Reliability of Groundwater Supplies

The City's curtailment of groundwater, from either City wells or UWCD, could be offset by increased purchases of Calleguas water, although at the higher Tier 2 water rate, if Calleguas water is available.

6.2.1 UWCD Groundwater

As noted in Section 3.2.3, the City holds a water supply contract with UWCD. The City obtains a portion of its groundwater supplies through this contract and UWCD facilities. UWCD also has responsibility in managing the water resources of the Santa Clara River. In particular, UWCD operates the Freeman Diversion and the Santa Felicia Dam, both of which are relied upon to augment the natural groundwater recharge on the Oxnard Plain, and provide a source of direct use of surface water to certain agricultural users in the region.

UWCD is currently managing certain environmental issues involving endangered species that may impact the current operations of the Freeman Diversion and Santa Felicia Dam. In particular, the Steelhead Trout is a species listed as endangered under the federal Endangered Species Act (ESA). The National Marine Fisheries Service has determined that Santa Felicia Dam and the Freeman Diversion may require modifications to their operations to be more protective of Steelhead habitat.

With the respect to the Freeman Diversion, UWCD is currently operating under interim conditions while it develops a Habitat Conservation Plan (HCP) pursuant to section 10 of the ESA. Such a plan would establish operating conditions for the dam for many years (perhaps as many as 40 or 50) covering impacts to steelhead. The interim operating conditions have led to some loss of water for aquifer replenishment, and it is expected that the HCP will also require providing river flows that otherwise could have been diverted for groundwater spreading.

Pursuant to requirements set forth in UWCD's Federal Energy Regulatory Commission permit for operation of Santa Felicia Dam on Piru Creek, UWCD must conduct numerous studies and monitoring plans relating to impacts on fish passage and recovery in that watershed. Among these is the study of the feasibility of fish passage at the dam. It is yet to be determined what mitigation measures might be required as a result of this work, including providing of higher rates of release from the dam throughout the year.

Any changes in the operations of these facilities may only indirectly impact the availability of groundwater to the City. In other words, the City's purchase of water from UWCD is not directly dependent on the operation of the Freeman Diversion or Santa Felicia Dam. Other, independently-operated facilities are used to supply groundwater from UWCD to the City through the UWCD O-H system. However, regional groundwater levels may be negatively impacted should the groundwater recharge or surface water yields from these UWCD facilities be materially compromised as a result of ESA compliance and the resulting change of operations of these facilities. At this stage it is too speculative to attempt to predict the actual results of these ongoing discussions over Freeman Diversion and Santa Felicia Dam operations.

The UWCD 2010 Urban Water Management Plan for the O-H System states "that UWCD has a sufficiently reliable supply of water for the purpose of this Urban Water Management Plan." The UWCD 2010 UWMP further states that the O-H system survived the last drought without any reductions to O-H customers. The O-H system is expected to have adequate water for any single dry year and multiple dry year periods for the foreseeable future.

6.2.2 City Groundwater

The City has a base groundwater allocation of 9,082 AFY. This allocation will, however, be increased by the transfer of allocation from properties currently on private wells which develop and connect to the City system and the conversion of agricultural lands to private development.

6.3 Reliability of Recycled Water Supplies

Once the construction of the AWPF and RWBS facilities is completed in 2012, the recycled water supply will be highly reliable. The amount of recycled water treated at the AWPF is much less than the flow to the OWWTP.

6.4 Normal, Single-Dry, and Multiple-Dry Year Planning

The City of Oxnard has a consistent water supply through imported water and groundwater, which is sufficient to meet demands during normal, single-dry, and multiple-dry years. The following sections elaborate on the supplies available to the City.

6.4.1 Supply and Demand Comparison

The available supplies and water demands for the City's service area were analyzed to assess the region's ability to satisfy demands during three scenarios: a normal water year, single-dry year, and multiple-dry years. The tables in this section present the supplies and demands for the various drought scenarios for the projected planning period of 2010 to 2035 in five-year increments.

6.4.2 Normal Water Year

The City's current and future water demands were discussed in Chapter 2 and current and future water supplies were described in Chapter 3. Conservative assumptions were utilized

concerning availability of supplies. Results for this assessment indicate that available water supplies will exceed demands for the period 2010-2035 (Table 6-2).

Table 6-3 summarizes the City's water supplies available to meet demands over the 25-year planning period during a normal/average year.

TABLE 6-2
PROJECTED SUPPLY AND DEMAND COMPARISON
SCENARIO: NORMAL YEAR (AF)

Water Supply Sources	2015	2020	2025	2030	2035
Existing Supplies					
Imported Water ^(a)	17,379	17,379	17,379	17,379	17,379
UWCD Groundwater ^(b)	9,800	7,800	7,800	7,800	7,800
City Groundwater ^(c)	10,728	9,782	9,782	9,782	9,082
Brine Loss ^(d)	(1,490)	(1,641)	(1,700)	(1,755)	(1,810)
Total Existing Supplies	36,417	33,320	33,261	33,206	32,451
Planned Supplies					
Future City Groundwater (e)	527	1,789	2,269	2,269	2,269
Future City Groundwater ^(f)	5,200	11,400	8,500	8,500	8,500
Recycled Water ^(g)	1,800	2,600	5,500	5,500	5,500
Total Planned Supplies	7,527	15,789	16,269	16,269	16,269
Total Existing and Planned	43,944	49,109	49,530	49,475	48,720
Supplies					
Demand w/o Conservation ^(h)	36,029	39,684	41,109	42,439	43,769
20x2020 Reduction ⁽ⁱ⁾	3,373	7,009	7,271	7,533	7,796
Reduction from Recycled Water ⁽⁾	1,800	2,600	5,500	5,500	5,500
Reduction from Water Conservation ^(k)	1,816	3,017	3,963	4,993	4,987
Demand w/Conservation ⁽ⁱ⁾	34,213	36,667	37,146	37,446	38,782

Notes:

- (a) The City's Tier 1/Tier 2 cutoff from CMWD, Table 3-6.
- (b) City's sub-allocation held by UWCD plus the additional allocation resulting from the City's participation in the M&I Supplemental Water Program, Table 3-6.
- (c) City's historical and baseline allocation (9,082 AF) plus additional credits resulting from the City's participation in the Ferro Pit Program and credits transferred to the City from PHWA as a result of the Three Party Agreement. The City also has FCGMA credits available as a supply source if needed, Table 3-6.
- (d) Brine loss is assumed to be 20% of permeate production from desalting operations. Assumes that the City will continue its 2010 blend ratio of groundwater, desalted groundwater, and imported water to maintain product water quality between 600 to 700 TDS, Table 3-6.
- (e) Future City groundwater allocations transferred to the City as agricultural lands are developed, Table 3-6.
- (f) Future City groundwater allocations made available to the City as agricultural users abandon or reduce the use of their wells in exchange for recycled water and/or as a result of groundwater recharge, Table 3-6.
- (g) GREAT Program recycled water sold to City water customers for municipal and industrial uses, including landscape, Table 4-1.
- (h) Demand w/o Conservation data from Table 2-13.
- (i) 20X2020 Reduction the 20 percent conservation requirement is assumed to continue through 2035 and continue to be met with a combination of recycled water and conservation.
- (j) Recycled Water Reduction from the GREAT Program from Table 3-6.
- (k) Reduction from Water Conservation includes both passive water conservation from plumbing code updates and other legislation and active conservation programs outlined in the City's Water Conservation Master Plan, Table 2-14.
- (I) Demand with Conservation is Demand w/o Conservation minus Reduction from Water Conservation.

6.4.3 Single-Dry Water Year

A single dry year condition (based on 1977, the driest year on record) is not anticipated to result in a supply decrease for the City. As stated in CMWD's 2010 UWMP, it is projected that CMWD will be able to meet all of its purveyor demands during a single dry year. CMWD has met the City's imported water demands without curtailment during each of the prior years. In future single dry years, the City should have an adequate water supply from its three water sources, City-produced groundwater, UWCD and CMWD to meet customer demands. In dry year conditions (both single- and multiple-dry years) the groundwater supply is assumed to remain 100 percent available because the long-term average of the groundwater basin includes dry periods; any single- or multiple-dry year cycle does not impact the long-term yield of the basin, and full implementation of the FCGMA Groundwater Management Plan 2007 will lead to stable groundwater basins.

Therefore, the City's supplies are not anticipated to be reduced. As indicated in Table 6-3, the single dry-year assessment resulted in a sufficient water supply to meet water demand through 2035.

TABLE 6-3
PROJECTED SUPPLY AND DEMAND COMPARISON
SCENARIO: SINGLE DRY YEAR (AF)

Water Supply Sources	2015	2020	2025	2030	2035
Existing Supplies					
Imported Water ^(a)	17,379	17,379	17,379	17,379	17,379
UWCD Groundwater ^(b)	9,800	7,800	7,800	7,800	7,800
City Groundwater ^(c)	10,728	9,782	9,782	9,782	9,082
Brine Loss ^(d)	(1,490)	(1,641)	(1,700)	(1,755)	(1,810)
Total Existing Supplies	36,417	33,320	33,261	33,206	32,451
Planned Supplies					
Future City Groundwater (e)	527	1,789	2,269	2,269	2,269
Future City Groundwater ^(f)	5,200	11,400	8,500	8,500	8,500
Recycled Water ^(g)	1,800	2,600	5,500	5,500	5,500
Total Planned Supplies	7,527	15,789	16,269	16,269	16,269
Total Existing and Planned	43,944	49,109	49,530	49,475	48,720
Supplies					
Demand w/o Conservation ^(h)	36,029	39,684	41,109	42,439	43,769
20x2020 Reduction ⁽ⁱ⁾	3,373	7,009	7,271	7,533	7,796
Reduction from Recycled Water ⁽⁾	1,800	2,600	5,500	5,500	5,500
Reduction from Water Conservation ^(k)	1,816	3,017	3,963	4,993	4,987
Demand w/Conservation ^(l)	34,213	36,667	37,146	37,446	38,782

Notes:

- (a) The City's Tier 1/Tier 2 cutoff from CMWD, Table 3-6.
- (b) City's sub-allocation held by UWCD plus the additional allocation resulting from the City's participation in the M&I Supplemental Water Program, Table 3-6.
- (c) City's historical and baseline allocation (9,082 AF) plus additional credits resulting from the City's participation in the Ferro Pit Program and credits transferred to the City from PHWA as a result of the Three Party Agreement. The City also has FCGMA credits available as a supply source if needed, Table 3-6.
- (d) Brine loss is assumed to be 20% of permeate production from desalting operations. Assumes that the City will continue its 2010 blend ratio of groundwater, desalted groundwater, and imported water to maintain product water quality between 600 to 700 TDS, Table 3-6.
- (e) Future City groundwater allocations transferred to the City as agricultural lands are developed, Table 3-6.

- (f) Future City groundwater allocations made available to the City as agricultural users abandon or reduce the use of their wells in exchange for recycled water and/or as a result of groundwater recharge, Table 3-6.
- (g) GREAT Program recycled water sold to City water customers for municipal and industrial uses, including landscape, Table 4-1.
- (h) Demand w/o Conservation data from Table 2-13.
- (i) 20X2020 Reduction the 20 percent conservation requirement is assumed to continue through 2035 and continue to be met with a combination of recycled water and conservation.
- (i) Recycled Water Reduction from the GREAT Program from Table 3-6.
- (k) Reduction from Water Conservation includes both passive water conservation from plumbing code updates and other legislation and active conservation programs outlined in the City's Water Conservation Master Plan, Table 2-14.
- (I) Demand with Conservation is Demand w/o Conservation minus Reduction from Water Conservation.

6.4.4 Multiple-Dry Water Years

Multiple consecutive dry years (based on 1931-34, the driest four-year period on record) are not anticipated to result in a supply decrease for the City due to future supply and reliability programs. As stated in CMWD's 2010 UWMP, it is projected that CMWD will be able to meet all of its purveyor demands during a multiple dry year event. CMWD has met the City's imported water demands without curtailment during each of the prior years. In dry year conditions (both single- and multiple-dry years) the groundwater supply is assumed to remain 100 percent available because the long-term average of the groundwater basin includes dry periods; any single- or multiple-dry year cycle does not impact the long-term yield of the basin, and full implementation of the FCGMA Groundwater Management Plan 2007 will lead to stable groundwater basins. In future droughts, the City should have an adequate water supply from a combination of City-produced groundwater, UWCD-produced groundwater and CMWD to meet customer demands.

Therefore, the City's supplies are not anticipated to be reduced during a multiple dry-year period. As shown in Table 6-4, the multiple dry-year assessment resulted in sufficient water supply to meet water demands through 2035.

TABLE 6-4
PROJECTED SUPPLY AND DEMAND COMPARISON
SCENARIO: MULTIPLE DRY YEAR (AF)

Water Supply Sources	2015	2020	2025	2030	2035
Existing Supplies					
Imported Water ^(a)	17,379	17,379	17,379	17,379	17,379
UWCD Groundwater ^(b)	9,800	7,800	7,800	7,800	7,800
City Groundwater ^(c)	10,728	9,782	9,782	9,782	9,082
Brine Loss ^(d)	(1,490)	(1,641)	(1,700)	(1,755)	(1,810)
Total Existing Supplies	36,417	33,320	33,261	33,206	32,451
Planned Supplies					
Future City Groundwater (e)	527	1,789	2,269	2,269	2,269
Future City Groundwater ^(†)	5,200	11,400	8,500	8,500	8,500
Recycled Water ^(g)	1,800	2,600	5,500	5,500	5,500
Total Planned Supplies	7,527	15,789	16,269	16,269	16,269
Total Existing and Planned	43,944	49,109	49,530	49,475	48,720
Supplies					

Water Supply Sources	2015	2020	2025	2030	2035
Demand w/o Conservation ^(h)	36,029	39,684	41,109	42,439	43,769
20x2020 Reduction ⁽¹⁾	3,373	7,009	7,271	7,533	7,796
Reduction from Recycled Water ⁽⁾	1,800	2,600	5,500	5,500	5,500
Reduction from Water Conservation ^(K)	1,816	3,017	3,963	4,993	4,987
Demand w/Conservation ^(I)	34,213	36,667	37,146	37,446	38,782

Notes:

- (a) The City's Tier 1/Tier 2 cutoff from CMWD, Table 3-6.
- (b) City's sub-allocation held by UWCD plus the additional allocation resulting from the City's participation in the M&I Supplemental Water Program, Table 3-6.
- (c) City's historical and baseline allocation (9,082 AF) plus additional credits resulting from the City's participation in the Ferro Pit Program and credits transferred to the City from PHWA as a result of the Three Party Agreement. The City also has FCGMA credits available as a supply source if needed, Table 3-6.
- (d) Brine loss is assumed to be 20% of permeate production from desalting operations. Assumes that the City will continue its 2010 blend ratio of groundwater, desalted groundwater, and imported water to maintain product water quality between 600 to 700 TDS, Table 3-6.
- (e) Future City groundwater allocations transferred to the City as agricultural lands are developed, Table 3-6.
- (f) Future City groundwater allocations made available to the City as agricultural users abandon or reduce the use of their wells in exchange for recycled water and/or as a result of groundwater recharge, Table 3-6.
- (g) GREAT Program recycled water sold to City water customers for municipal and industrial uses, including landscape, Table 4-1.
- (h) Demand w/o Conservation data from Table 2-13.
- (i) 20X2020 Reduction the 20 percent conservation requirement is assumed to continue through 2035 and continue to be met with a combination of recycled water and conservation.
- (i) Recycled Water Reduction from the GREAT Program from Table 3-6.
- (k) Reduction from Water Conservation includes both passive water conservation from plumbing code updates and other legislation and active conservation programs outlined in the City's Water Conservation Master Plan, Table 2-14.
- (I) Demand with Conservation is Demand w/o Conservation minus Reduction from Water Conservation.

6.4.5 Summary of Comparisons

As shown in the analyses above, the City of Oxnard has adequate supplies to meet demands during normal, single-dry, and multiple-dry years throughout the 25-year planning period.

Chapter 7: Demand Management

This section describes the water Demand Management Measures (DMMs) implemented by the City of Oxnard as a part of the effort to reduce water demand.

7.1 Background

The City of Oxnard, like many agencies in California, faces several challenges in meeting future demands. These include groundwater overdraft, climatic conditions, environmental regulations, pumping restrictions and new State regulatory requirements.

In response to these challenges, the City of Oxnard has identified and is developing a set of tools, all directly related to improving water use efficiency and prioritizing appropriate use:

- GREAT Program. The GREAT Program includes several components. The GREAT
 Desalter was completed in 2009 and has been treating brackish groundwater for
 distribution to the City's customers. The AWPF, which is currently under construction,
 uses state of the art micro-filtration, reverse osmosis, and advanced oxidation
 disinfection technologies to purify wastewater effluent. This highly purified water will be
 used for landscape irrigation, agricultural irrigation, industrial processes, as well as a
 future seawater intrusion injection barrier.
- Water Conservation Ordinance. The City of Oxnard updated its water conservation ordinance in 2009, with some minor modifications in 2010, as part of a joint effort among MWDSC's water purveyors to prohibit common water wasting activities. The updated ordinance prohibits hose washing of hard surfaces, requires leaks to be repaired within 72 hours, prohibits excessive runoff, prohibits restaurants serving water unless requested, restricts filling/refilling of swimming pools, and restricts the timing and frequency of landscape irrigation.
- Enhanced Conservation Programs. In June 2009, the City Council approved implementation of all of the California Urban Water Conservation Council (CUWCC's) Water Conservation Best Management Practices.
- **Tiered Conservation Rates Reform**. Tiered wastewater rates and revised tiered conservation water rates were approved by the Council in November 2009.
- Water Conservation Master Plan. In 2010, the City prepared a Water Conservation Master Plan (CMP) to provide a step-by step process for reaching short and long-term water efficiency goals and develop a staged implementation process for conservation programs. The CMP was a thorough assessment of existing uses, potential savings and development of a strategy to meet the City's required goals. Adopted in February 2011, this plan will be used to guide the City's water conservation efforts for the next ten years.

The City recognizes that conserving water is an integral component of a responsible water strategy and is committed to providing education, tools and incentives to help its customers reduce the amount of water they use.

7.2 The City of Oxnard and the Demand Management Measures

The City is subject to the Urban Water Management Planning Act, AB1420 and SBX7-7 requirements, in addition to the commitment of compliance with the BMPs as a signatory to the CUWCC Memorandum of Understanding Regarding Water Conservation in California (MOU).

In 2004 the City became a signatory to the MOU and a member of the CUWCC, establishing a firm commitment to the implementation of the BMPs or DMMs. The CUWCC is a consensus-based partnership of agencies and organizations concerned with water supply and conservation of natural resources in California. By becoming a signatory, the City committed to implement a specific set of locally cost-effective conservation practices in its service area.

The MOU and BMPs were revised by the CUWCC in 2008. The revised BMPs now contain a category of "Foundational BMPs" that signatories are expected to implement as a matter of their regular course of business. These include Utility Operations (metering, water loss control, pricing, conservation coordinator, wholesale agency assistance programs and water waste ordinances) and Public Education (public outreach and school education programs). The remaining "Programmatic" BMPs have been placed into three categories: Residential, Large Landscape, and Commercial, Industrial, Institutional (CII) Programs and are similar to the original quantifiable BMPs. These revisions are reflected in the CUWCC reporting database, starting with reporting year 2009 and the 2010 UWMP's DMM compliance requirements. The new category of foundational BMPs is a significant shift in the revised MOU.

A key intent of the recent MOU revision was to provide retail water agencies with more flexibility in meeting requirements and allow them to choose program options most suitable to their specific needs. Therefore, as alternatives to the traditional Programmatic BMP requirements, agencies may also implement the MOU through a Flex Track or GPCD approach.

Under the Flex Track option, an agency is responsible for achieving water savings greater than or equal to those it would have achieved using only the BMP list items. The CUWCC has developed three Flex Track Menus — Residential, CII, and Landscape — and each provides a list of program options that may be implemented in part or any combination to meet the water savings goal of that BMP. Custom measures can also be developed and require documentation on how savings were realized and the method and calculations for estimating savings.

The GPCD option sets a water use reduction goal of 18 percent reduction by 2018. The MOU defines the variables involved in setting the baseline and determining final and interim targets. The City has chosen to implement the GPCD compliance option because it best reflects the approach developed in the Water Conservation Master Plan.

Signatories to the urban MOU are allowed by Water Code Section 10631(j) to include their biennial CUWCC BMP reports in an UWMP to meet the requirements of the DMM sections of the UWMP Act. The City has chosen to comply with the requirements of the Act by appending the BMP reports for 2009 and 2010, as well as the certificate of compliance issued by the CUWCC (Appendix I). The following sections provide more detail on the City's conservation programs and compliance with the BMPs.

7.2.1 Foundational BMPs

The City is in compliance with all of the requirements of the Foundational BMPs and will continue to perform all the required activities to maintain compliance.

The City is currently looking to adjust its conservation rate structure to push more revenue towards the fixed component and the first tier to compensate for difficulties in covering fixed costs during significant decreases in demand. The City hopes to design a new rate structure that can cover fix costs while remaining in compliance with the CUWCC requirements for conservation rate structures.

7.2.2 Programmatic BMPs

The City is pursuing a GPCD approach to complying with the Programmatic BMPs. The 2018 GPCD target is 112.6, determined using the CUWCC's Target Calculator tool (Appendix J). The compliance schedule is shown in Table 7-1. The BMP goal exceeds the SBX7-7 target of 132.4 gpcd.

TABLE 7-1
GPCD COMPLIANCE SCHEDULE

		Target		Highest Acce	ptable Bound
Year	Report	% Base	GPCD	% Base	GPCD
2010	1	96.4%	132.4	100%	137.4
2012	2	92.8%	127.5	96.4%	132.4
2014	3	89.2%	122.5	92.8%	127.5
2016	4	85.6%	117.6	89.2%	122.5
2018	5	82.0%	112.5	82.0%	112.6

7.3 Implementation Plan

The Water Conservation Master Plan outlines how the City will meet both its SBX7-7 and BMP requirements. The Plan provides a thorough assessment of existing uses and potential savings, processed through the following steps:

- 1. Analysis of End-User Data by Sector
- 2. Identification of Water Conservation Measures and Programs
- 3. Cost-Benefit Analysis and Prioritization of Conservation Measures and Programs
- 4. Development of a Conservation Master Plan

The resulting Plan provides an implementation strategy that meets the specific goals set by SBX7-7 and the BMPs. The strategy incorporates all of the elements required for success including quantifiable water saving programs, education and outreach, regulation and measurement (pricing is also addressed in a separate effort).

In choosing and prioritizing the quantifiable water savings programs, the following attributes were considered:

- Low overall costs
- High acre-foot lifetime savings
- Low cost per acre-foot
- Value of the benefits
- Benefit to cost ratio higher than 1

The vetting process yielded nine programs which address all market segments—residential, commercial, institutional, industrial, and irrigation — and focus on landscape uses, which have been identified as having the greatest conservation potential. The selected programs have reliable and quantifiable water savings, are relatively easy to implement, and have been proven in other water agency service areas. These features result in a portfolio of water conservation programs that are cost-effective, supported by customers, and an integral part of the City of Oxnard's portfolio of water resource alternatives.

The final program list, along with reasons for each selection, is shown in Table 7-2.

TABLE 7-2 PROGRAMS IDENTIFIED FOR IMPLEMENTATION

Final Selection for Programs with Quantifiable Water Savings	Reason for Final Selection		
High Efficiency Nozzle Direct Installation Program	Focuses on landscape. Cost-effective. Has great water savings potential and is easily scalable to larger productivity if needed. Works for residential and commercial market.		
High Efficiency Nozzle Distribution Program	Focuses on landscape. Cost-effective. Has great water savings potential and is easily scalable to larger productivity if needed. Works for residential and commercial market.		
High Efficiency Toilet Distribution Program	High cost effectiveness and long term savings. Can be targeted to the low-income community. Good public relations with City residents.		
Industrial Process Water Use and Cooling Tower Audit and Incentive Program	Targets largest users in the City. Highest water savings potential per site. Provides local businesses with economic support.		
Save A Buck Program	Funded and administered by MWDSC. Low cost and ease of operation for the City.		
SoCal WaterSmart	Funded and administered by MWDSC with added funds from Calleguas MWD. Low cost and ease of operation for the City.		
Smart Controller Direct Installation Program	Targets landscape and the largest water users in the City. High water savings per site.		
Water Budget	Targets landscape market and aids market transformation. Educated customers will see opportunity for savings.		
Multi-family and Hotel/Motel HET Direct	High cost effectiveness and long term water savings.		

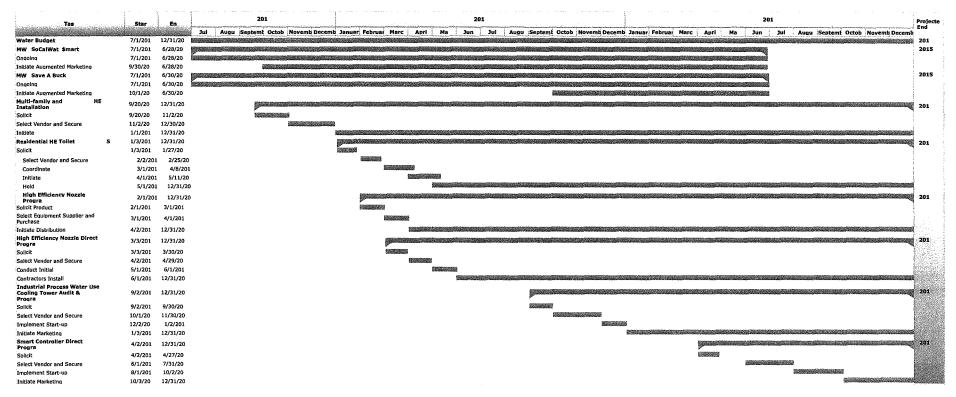
Final Selection for Programs with Quantifiable Water Savings

Reason for Final Selection

<u> </u>	1.00001101111101001011011
Installation Program	May have available Member Agency Allocated funds from
	MWDSC

The implementation schedule is shown in Figure 7-1, with programs phased in over a five-year period.

FIGURE 7-1
IMPLEMENTATION SCHEDULE



Page 7-6

The implementation plan also includes non-quantifiable elements such as conservation ordinances and legislation, education and outreach (Figure 7-2).

FIGURE 7-2

ELEMENTS OF THE CONSERVATION PROGRAM Program Tactics Single Family High **Efficiency Toilet** Large Landscape **Water Budgets** Nater Use Efficiency Dist. Program **Smart Controller** MF & Hotel/Motel MWD: **Toilet Installation** SoCalWater\$mart **Direct Installation** Residential Incentives Program Program MWD: Save A Buck **Industrial Process Smart Controller Commercial Incentives** Water Use Free Distribution Construction **Reduction Program** Program High Efficiency Water Saving Device Nozzles Dist. & Distribution Installation Program ĮĻ Legislation & Ordinances No Water Waste Landscape Model **Sustained Outreach** Customer Program Landscape Contractor School Marketing Education Certification Education Refine Tactics, Ordinance, & Outreach as required to: Measure Evaluate 1) Maximize customer response, 2) Increase cost effectiveness 3) Enhance water savings **Water Savings Achievement**

Chapter 8: Water Shortage Contingency Planning

Water supplies may be interrupted or reduced significantly in a number of ways, such as a drought which limits supplies, an earthquake which damages water delivery or storage facilities, a regional power outage, or a toxic spill that affects water quality.

This chapter of the Plan describes how the City plans to respond to such emergencies so that emergency needs are met promptly and equitably. The City has established diverse approaches to meeting future water demands including: facility improvements and increased deliveries of local groundwater; increased deliveries of imported water; implementing a recycled water program; and supporting water demand management programs. This has allowed the City, to date, to meet demands in spite of drought conditions. Water shortages can be triggered by a hydrologic limitation in supply (i.e., a prolonged period of below normal precipitation and runoff), limitations or failure of supply and treatment infrastructure, or both. Hydrologic or drought limitations tend to develop and abate more slowly, whereas infrastructure failure tends to happen quickly and relatively unpredictably. The following section summarizes the City's plan to respond to such emergencies so that water demands are met promptly and equitably.

Ordinances No. 2729 and No. 2810 contained within City Code Chapter 22, Articles VII, IX and X, establish the City's contingency plan. Prohibitions, penalties and financial impacts of shortages are described in these sections of City Code and are summarized in this chapter.

8.1 Coordinated Planning

The City's first water shortage emergency procedures were established in 1991 by Ordinance No. 2246, but were later entirely repealed and restated by Ordinance No. 2729 in 2006. This ordinance established new water conservation and water shortage response procedures under Chapter 22, Article IX of Oxnard City Code. Article IX, which is also titled the "City of Oxnard Water Conservation and Water Shortage Response Ordinance," was later amended with language of Ordinance No. 2810 in 2009, which also provided amendments to Articles VIII and X, on Water Waste and Recycled Water Use, respectively. Copies of Ordinances 2729, 2810 and 2826 are provided in Appendix K. These amendments to City Code were deemed necessary to manage the City's potable water supply and to avoid or minimize the effects of drought and water supply variations within the City. The 2009 Ordinance establishes permanent water conservation standards to maximize water use efficiency for non-shortage conditions and refines response actions implemented during water shortage conditions. The conservation resulting from improved water use efficiency should help ensure a reliable and sustainable minimum supply of water for the public health, safety and welfare by maintaining local and imported water resources. Most recently, Ordinance No. 2826 in 2010 provided additional modifications, although minor, to the language pertaining to Water Waste.

8.2 Water Conservation and Water Shortage Response

As set forth in the City of Oxnard Water Conservation and Water Shortage Response Ordinance within Oxnard City Code, during a declared water shortage condition the water sources available to the City will be put to the maximum beneficial use to the greatest extent possible. The

waste or unreasonable use of water will be prevented, and water available will be conserved for public welfare in the interests of City residents. The primary purpose of the Ordinance is to provide response procedures for use during water shortages, including procedures that will significantly reduce the consumption of City water over an extended period of time. The aim is to extend the water available to City residents while reducing the hardship on the City and the general public to the greatest extent possible.

8.3 General Water Waste Prohibitions

During non-shortage conditions, any waste or unreasonable use of water is prohibited, and conservation of water within and outside the city limits is mandatory in Oxnard. Examples of Oxnard's general water waste prohibitions and restrictions include limits on outdoor irrigation watering hours; limits on running water duration; no run-off; drinking water service upon request (water served only upon customer request at public places where food is served); various prohibitions in the commercial sector; no filling or refilling of swimming pools; and waste in general, including any indiscriminate use of water which is wasteful. In times of a water shortage, water use restricted under the general prohibition will also comply with any reduction levels described in a water shortage condition resolution adopted by City Council.

8.3.1 Implementation

The City Council is responsible for declaring a water shortage condition. Upon this declaration, the council will determine and establish the severity of the condition and establish the mandatory conservation measures needed to meet demand during the shortage. The City Manager will determine a baseline for the City's various customers to determine the reduction requirements. Customers with previous implementation of water conserving devices will, to the extent practical, not be penalized in establishing the baseline.

Water used on a one-time basis, for purposes such as construction and dust control, will be limited to that quantity identified in a plan submitted by the consumer to the Director of Public Works for approval. The City Council resolution describes the specific water use requirements and identifies acceptable alternative water sources not subject to restrictions.

The Director of Public Works will monitor and evaluate the projected water supply and demand by consumers. In the event of a prolonged severe water shortage emergency, the Director of Public Works will recommend to the City Council a water shortage plan that describes the delivery of water to customers. The City Council may order implementation of a water shortage strategy they deem necessary and appropriate to address any water shortage emergency. Following adoption of a water shortage condition resolution, the City Manager will inform city customers of all water use restrictions using all reasonable measures, which may include issuing notices through press releases, print and broadcast media and with customer water bills. Additionally, specific impacted industry groups, such as hotels, school districts, and restaurants may receive written and verbal notification from the City Manager. On a finding by the City Council that a water shortage emergency no longer exists, any water shortage plan then in effect will terminate by City Council resolution.

8.3.2 Goals and Allocations

After determining the severity of the water shortage emergency, the City Council will establish, by resolution, water conservation goals by stages as listed in Table 8-1. Immediately after adoption of a City Council resolution declaring the water conservation goals, water allocations will be in effect and customers will be prohibited from using water in excess of their allocation. Each customer will be solely responsible for managing his/her water uses in such a manner as to not exceed the amount of water allocated. Percentage reduction stages and goals will be in effect with the first full billing period commencing on or after the effective date of the City Council resolution adopting a water shortage plan. Single-family domestic/residential water allocations will be made on a per consumer basis and will be established by the City Manager based on factors including historical use and usage for similar situated customers per Ordinance No. 2810. This methodology will, to the extent practical, limit potential penalization of customers who have already adopted conservation practices. Monthly allocation will be subject to percentage stage reductions as declared by City Council resolution as shown in Table 8-1.

TABLE 8-1
REDUCTION GOALS AND ALLOCATIONS

Deficiency	Stage	Demand Reduction Goal	Type of Program
Up to 15%	1	Based on Baseline Use ^(a)	Mandatory
15-25%	2	Based on Baseline Use ^(a)	Mandatory
26-35%	3	Based on Baseline Use ^(a)	Mandatory
Greater than 35%	4	Based on Baseline Use ^(a)	Mandatory

Note: (a) Baseline Use will be established for each customer based on factors including historical use and usage for similar situated customers.

Priorities for use of available water, based on Chapter 3 of the California Water Code, are:

- Health and Safety: Interior residential, sanitation and fire protection
- Commercial, Industrial, and Governmental: Maintain jobs and economic base
- Existing Landscaping: Especially trees and shrubs
- New Demand: Projects with permits when shortage declared

Water quantity calculations used to determine interior household GPCD requirements for health and safety are provided in Table 8-2. As developed in Table 8-2, the California Water Code Stage 2, 3, and 4 health and safety allotments are 68 GPCD, or 33 hundred cubic feet (hcf) per person per year. When considering this allotment and the City's population of approximately 201,500 in 2010 as presented in Chapter 2.0, the total annual water supply required to meet the first priority use during a water shortage is approximately 15,265 AFY.

TABLE 8-2
PER CAPITA HEALTH AND SAFETY WATER QUANTITY CALCULATIONS

	Non-Conserving Fix	ctures	Habit Changes		Conserving Fixture	es
Toilets	5 flushes x 5.5 gpf =	27.5	3 flushes x 5.5 gpf =	16.5	5 flushes x 1.6 gpf =	8.0
Showers	5 min x 4.0 gpm =	20.0	4 min x 3.0 gpm =	12.0	5 min x 2.0 gpm =	10.0
Washers	12.5 GPCD (1/3	12.5	11.5 GPCD (1/3 load)	11.5	11.5 GPCD (1/3 load)	11.5
	load) =		=		=	
Kitchens	4 GPCD =	4.0	4 GPCD =	4.0	4 GPCD =	4.0
Other	4 GPCD =	4.0	4 GPCD =	4.0	4 GPCD =	4.0
Total GPCD		68.0		48.0		37.5
CCF per capit	ta per year	33.0		23.0		18.0

8.3.2.1 Single-Family Residential Customers

A resident verification form will be used to determine the number of residential units and the number of persons using water in order for the City to allocate water for residential customers. Any single-family domestic residential customer failing to truthfully complete a resident verification will be guilty of a violation.

8.3.2.2 Multi-Family Residential Customers

Multi-family domestic/residential water allocations will be made per consumer and will be based on the number of persons per consumer and reasonable landscaping requirements (unless landscaping is separately metered) relative to the severity of the drought conditions. The monthly allocation will be subject to percentage stage reductions as declared by City Council resolution.

A resident verification form will be used to determine the number of residential units and the number of persons using water in order for the City to allocate water for residential customers. Any multi-family domestic residential customer failing to truthfully complete a resident verification will be guilty of a violation and penalties can be imposed.

8.3.2.3 Commercial, Industrial, Agricultural and Landscape Customers

Commercial, industrial, agricultural and landscape water allocations will be based upon an historical base period reduced by the percentage stage reduction (Table 8-1) as declared by City Council resolution.

8.3.2.4 New Customer

Any commercial, industrial, agricultural, or landscape customer that was not a customer during the historical base period will be assigned an average monthly allocation of water that corresponds to the usage of a similar customer. Each new customer will be solely responsible for managing the customer's water uses in such a manner as to not exceed the amount of water allocated to that customer.

8.3.3 Minimum Supply Over the Next Three Years

Table 8-3 presents the minimum supply for the next three years.

TABLE 8-3
THREE-YEAR ESTIMATED MINIMUM WATER SUPPLY (AF)

Source	2012	2013	2014
Calleguas Municipal Water District	17,379	17,379	17,379
United Water Conservation District	6,800	6,800	6,800
City Wells (minus brine loss)	9,238	9,238	9,238
Total	33,417	33,417	33,417

8.4 Catastrophic Supply Interruption Plan

Water supplies as well as other public facilities can be negatively impacted by catastrophic events, including regional power outages and earthquakes. Compared to many other purveyors the City is well-positioned to respond to such events because:

- The City has accumulated groundwater credits in the Oxnard Basin equal to 24 months of imported water.
- The City has multiple sources of water, currently from CMWD, UWCD and City wells.
- The City's pipeline system has a tremendous by-pass system ("looping"), referring to the
 interconnection of pipelines and avoidance of critical pipelines where a break due to a
 seismic event, for example, would leave substantial areas of the City without water.
- In terms of a regional power outage, the City has back-up diesel generators at its major facilities (i.e., blending stations and water wells). UWCD also has generation capacity. There is also additional pumping capacity plus diesel-powered generation capacity at all wellfields and the desalter.

Table 8-4 shows the City's preparation actions in the event of a catastrophe.

TABLE 8-4
PREPARATION ACTIONS FOR A CATASTROPHE

Summary of Actions
City will use its emergency generators
 City, as with other California cities, is subject to earthquake events. Fortunately the City: Has a well looped pipeline system. Has and will have multiple blending stations capable of feeding the system. Has more well capacity than needed. See discussion below this table.

Possible Catastrophe	Summary of Actions
Tsunami	No critical potable water facilities are located in an area that might be impacted by a tsunami. The most vulnerable would be the Advanced Water Purification facility and that facility is not critical since it is feeding recycled water to agricultural and landscape areas and one industrial customer that is also within the tsunami zone. Growers could revert back to their wells, for instance.

The most vulnerable source of supply would likely be the CMWD supply that comes through the Springville Reservoir and then through the Oxnard-Del Norte Conduits System to the City's blending stations, Procter & Gamble, and Port Hueneme Water Agency. The Del-Norte Conduit serves one blending station and the Oxnard Conduit delivers the balance of the imported water. In the event of a break in the Oxnard Conduit, the City would increase pumping from its groundwater wells. Then, to stay within its allocation, a greater portion of CMWD water would be used once that water became available until the proper amount of groundwater pumped during the year was met. Of course, an earthquake event late in the year may not allow for this to be met and in that instance, it is presumed that the FCGMA would allow the total water pumped to be adjusted over a 2-year period.

As of December 31, 2010, the City had a balance of 30,663 AF of FCGMA conservation credit reserves available, of which the City intends to maintain a minimum balance of 30,000 AF in 2011 and one year's worth of demand beyond that. These credits will be used primarily in emergency and drought situations.

8.5 Enforcement of Water Use Allocations

During a water shortage emergency, the City Manager will take specific actions in response to the failure of any customer to comply with established water use restrictions. Based on the magnitude of the water overuse and the number of separate infractions, a penalty in addition to the regular rate charged for water shall be imposed on the customer (Table 8-5). Penalties can range from water use billed at two times the highest unit rate for the specified customer class to seven times the highest unit rate. A customer's failure to comply with water allocation requirements will be cumulative for the duration of a water shortage condition.

For the fourth failure to comply with the water use restrictions the City Manager will authorize installation of a flow-restricting device of one gallon per minute capacity for services up to 1.5 inch size, and comparatively sized restricting devices for larger services, on the service of the customer at the premises where the violation occurred. The device will remain in place until either the City Manager authorizes its removal or the water shortage resolution ends. The City will charge the customer for the costs incurred for installing and for removing a flow-restricting device and for restoration of regular service. The charge and any surcharges will be paid before regular service is restored.

TABLE 8-5 WATER SHORTAGE EMERGENCY PLAN PENALTIES

Water Shortage Stage	First Two Offenses	Three or More Offenses
1	Water use in excess of allotment billed at two times the highest unit rate for that customer class	Water use in excess of allotment billed at four times the highest unit rate for that customer class.
2	Water use in excess of allotment billed at three times the highest unit rate for that customer class	Water use in excess of allotment billed at five times the highest unit rate for that customer class
3	Water use in excess of allotment billed at four times the highest unit rate for that customer class	Water use in excess of allotment billed at six times the highest unit rate for that customer class.
4	Water use in excess of allotment billed at five times the highest unit rate for that customer class	Water use in excess of allotment billed at seven times the highest unit rate for that customer class

Source: Oxnard City Code Article XIII, Sec. 22-157

The penalties and charges imposed on customers will take effect in all stages of a water shortage condition (Table 8-6).

TABLE 8-6 PENALTIES AND CHARGES

Penalty or Charge	Stage When Penalty Takes Effect	
Penalty for excess use	All stages	
Charge for excess use	All stages	

Table 8-7 shows the consumption reduction methods the City will employ when a water shortage is declared.

TABLE 8-7 CONSUMPTION REDUCTION METHODS

Consumption Reduction Method	Stage When Method Takes Effect	Projected Reduction (percent)
Penalties and Charges	After the Second Violation under Normal Conditions and Starting at Stage 1 Under a Water Shortage Condition	To be determined by the City Manager based on the nature and duration of the declared water shortage.
Flow restrictors	After the Fourth Violation under Normal Conditions and Starting at Stage 1 under a Water Shortage Condition	To be determined by the City Manager based on the nature and duration of the declared water shortage.

Consumption Reduction Method	Stage When Method Takes Effect	Projected Reduction (percent)
Discontinue service	After the Fourth Violation under Normal Conditions and Starting at Stage 1 under a Water Shortage Condition	To be determined by the City Manager Based on the nature and duration of the declared water shortage.

It is anticipated that penalties and fines for using more than the allocated amount of water will be effective in terms of achieving needed reductions. However, since not all customers will achieve their stated reductions, it is anticipated that the City will set goals slightly higher than actually needed such that the actual achieved results are acceptable.

In lieu of, or in addition to above mentioned enforcement, the failure to comply with any provisions set forth in the City of Oxnard Water Conservation and Water Shortage Response Ordinance, the City Manager may reduce the amount of water provided to a customer to the level required for compliance.

8.5.1 Notice of Violation

The City Manager will give written notice of violation by regular mail or personal delivery to the customer committing the violation. The notice will include details on the applicable water use allotment or restriction, as well as the actual measured use and alleged violation. The notice will also contain a description of the facts of the violation, a statement of the potential penalties for each violation and information on the customer's right to request and adjustment or appeal.

8.5.2 Request for Adjustments

A customer's right to request an adjustment to or relief from an allowed allocation will be based on consideration of all relevant factors by the hearing officer. Circumstances that might warrant allotment modifications may be based on the customer's historical use, changes in household size or number of employees in commercial, industrial and governmental offices, or the addition of landscaped area to the customer's property. Consideration will also be given to whether the allotment reductions will result in unemployment or unique economic hardship compared to similarly situated customers or whether water use adjustments are caused by emergency, health or safety issues, including necessary increases in water use related to family illness or health. Factors that may warrant adjustments may also include water uses during new construction, the filling of a newly constructed swimming pool under permit, multi-dwelling water use serviced by a single water meter, unusual or unexplained water usage, and substantially lower water usage compared to similar customers resulting from conservation practices.

8.5.3 Appeal and Hearing

Any customer, against whom penalties are to be assessed for violations under normal or water shortage conditions, has the right to appeal through a hearing before which imposition of assessed remedies or penalties will not occur. The written request for hearing shall be filed

within fifteen days of the date of notification of the violation. During the hearing that shall be conducted promptly following the request, the customer may present any relevant evidence tending to show that the alleged violation has not occurred. The formal rules of evidence will not apply to this review and all relevant evidence customarily relied upon by reasonable persons in the conduct of serious business affairs will be admissible unless a valid objection justifies its exclusion. If the customer fails to provide information relevant to the resolution of the appeal, relief shall be denied. The final decision of the City Manager will be provided to the customer in writing within thirty days of receipt of the appeal and will exhaust all administrative process.

8.6 Emergency Service Connections

At present, the City does not have any emergency service connections and is reliant upon its three independent sources. In the event CMWD water becomes unavailable, the City would be totally reliant upon groundwater. Over the short-term, the City could utilize its full well capacity and request its full entitlement from UWCD to provide limited service at a reduced water quality. If UWCD service were to be curtailed, limited service could also be provided using City wells and CMWD water. Barring contamination, it is assumed that the City wells would be available under all scenarios.

Currently, the City has no interconnections with other water purveyors. The City completed design for an interconnection with the City of Ventura; however, this interconnection has not been constructed. That interconnection would, if constructed, convey only emergency sources of supply. CMWD water cannot be exported to Ventura's service area as Ventura is not a member agency of CMWD or of MWDSC.

8.7 Analysis of Revenue Impacts of Reduced Sales During Shortages

The City of Oxnard operates its water system as an enterprise fund. Within that fund are both operational and capital funds. In general, the operational funds are supported by water sales and the capital funds are supported by fees paid by developers as well as a portion of water sales revenue.

Water billing for City accounts consists of two parts: (1) a fixed charge, also referred to as the service charge or meter charge, based on the meter size, and (2) a variable component or commodity charge based on water purchase. Ideally, most water utilities would like to collect sufficient funds from the fixed charges to cover the fixed expenses, such as salaries and benefits and the costs involved in maintaining facilities. However, due to the need to maintain "lifeline" rates for customers, this is not always achieved. In addition, the CUWCC MOU requires that 70 percent of water rate revenues be obtained through the variable component of the rate.

For the City of Oxnard, the service charges collected are significantly short of the revenue needed to cover fixed costs – which are mostly for debt service payments and personnel.

Table 8-8 discusses various actions and conditions that may impact the City revenues.

TABLE 8-8 ACTIONS AND CONDITIONS THAT IMPACT REVENUES

Туре	Anticipated Revenue Reduction
Reduced sales due to drought conditions	Up to a total reduction of 20 percent of water sales under normally expected drought conditions due to the City's resource mix. This would translate into a revenue reduction of approximately \$3.25 million.
Slow-down in development, impacting capital revenue	Capital revenue is dependent on development or re-development within the City. The past several years have seen low growth rates throughout Southern California, including the City of Oxnard. Based on this reduction in the amount of land development activity – a primary source of capital- a drop in capital revenue of 50 percent or more can be expected in the future. In fact, between 2007 and 2011, the City experienced a drop in capital revenue of over 75 percent. Ultimately, as the City approaches a buildout condition, capital revenue will drop to minimal amounts. As a result of the economic downturn, slow growth can be expected for several years to come, which will also negatively impact development and capital revenue.

Table 8-9 discusses actions and conditions that impact expenditures.

TABLE 8-9
ACTIONS AND CONDITIONS THAT IMPACT EXPENDITURES

Category	Anticipated Cost
Increased staff cost	It is expected that staff salaries will increase with inflation.
Increased O&M cost	The City's O&M costs will be significantly impacted by the personnel and energy costs associated with the new AWPF.
Increased cost of supply and treatment	Treatment is discussed above. The cost of supplies includes water purchased from Calleguas Municipal Water District and United Water Conservation District. The current cost for Tier 1 water is \$981 per AF as of January 1, 2011.

Table 8-10 discusses the measures that water utilities, including the City of Oxnard use to overcome the impacts of revenue changes. Where there are decreases, primarily due to reduced water sales, the City considers the corresponding reductions in expenditures (energy and water purchases) and then has the ability to adjust the rates. However, increasing rates when customers are decreasing water purchases (voluntary or mandatory) can be problematic. Therefore, to some degree decreased revenue could be somewhat offset from reserve funds.

TABLE 8-10 PROPOSED MEASURES TO OVERCOME REVENUE IMPACTS

Names of Measures	Summary of Measures
Rate adjustment	Rate adjustments or use of reserve funds can make up for drops in revenue. It is estimated that a 20 percent drop in water sales will decrease City revenue by approximately \$3.25 million. However, there would also be a decrease in expenditures, particularly in the amount of purchased Calleguas water.
Development of reserves	The City currently has operational reserves that could accommodate reductions in water revenues of 10 to 20 percent for a particular year without the need to adjust rates.
Bond Financing	For larger capital expenditures, including the GREAT Program, the City has and will continue to utilize bond financing. This financing spreads costs over many years, mitigating revenue changes on a year-to-year basis.

Reductions in water purchases must be balanced carefully as this may impact future water costs. The City's purchase order with Calleguas includes a Tier 1/Tier 2 cutoff based upon 90 percent of actual purchases over the preceding ten years. Purchase of Tier 2 water would result in significantly higher expenditures.

Table 8-11 discusses measures to overcome expenditure impacts.

TABLE 8-11
PROPOSED MEASURES TO OVERCOME EXPENDITURE IMPACTS

Names of Measures	Summary of Measures The City will adjust its water rates as necessary to meet expenditures.		
Rate increases			
Bond financing	The City is using bond financing for the larger capital expenditures.		
GREAT Program	The GREAT program reduces the City's need for purchased water on a percentage basis. This will allow the City to better control and predict its expenditures.		

Finally, the assumptions are that the impacts of drought will be relatively minor in nature due to the City's portfolio of water resources. However, the Municipal Code and this UWMP must examine a decrease of up to 50 percent in water sales. Such a drastic decrease would obviously have an impact. Such a significant reduction would create a need to increase rates by approximately 20 percent under current conditions unless there were other actions taken by the City.

8.8 Water Use Monitoring Procedures

Monitoring of water use reductions during a water shortage time period will be accomplished by monitoring the water use of all customers as reflected in the monthly meter reading to generate bills. Where water use exceeds the amounts allocated, notices will be sent and enforcement actions will be taken. Monitoring non-permitted uses will depend on: (1) Water Resources

Division staff; (2) the City's Code Compliance Officers; and (3) complaints or information supplied by residents or workers within the City. Table 8-12 discusses water use monitoring mechanisms.

TABLE 8-12 WATER USE MONITORING MECHANISMS

Mechanisms for Determining

Actual Reductions	Type and Quality of Data Expected
Review of meter reading	Monthly for all customers
Restrictions enforcement	Reports from citizens/workers or zoning enforcement officers
Water Resources Division staff observations	Reports on observed violations from field-based staff

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City of Oxnard

RHNA Appeal Request

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Chapter IV- Groundwater Basin Reports – Ventura County 2007

18 pages

The Ventura County Basins include seven groundwater basins located within the Metropolitan service area in southern Ventura County, portions of which underlie the Santa Clara River Valley. The groundwater basins include: Oxnard Plain, Oxnard Forebay, Pleasant Valley, Santa Rosa and West, East and South Las Posas Basins. The location of the Ventura County Basins is shown in Figure 1-1.

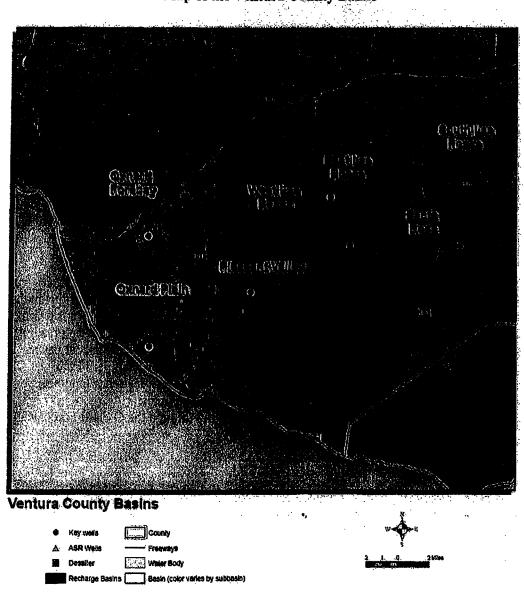


Figure 1-1
Map of the Ventura County Basins

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BASIN CHARACTERIZATION

The following section provides a physical description of the Ventura County Basins and their hydrogeologic character. The basins comprise a series of east-west trending valleys that drain westerly to the Pacific Ocean by the Santa Clara River, Calleguas Creek and Conejo Creek. The river and creeks drain the Santa Monica Mountains on the south, the Santa Susana Mountains on the east and the intervening Camarillo Hills, Las Posas Hills, South Mountain, and Oak Ridge.

Basin Producing Zones and Storage Capacity

A summary of the general hydrogeologic characteristics of the basins is provided in **Table 1-1** (Fox Canyon GMA, 2006; Bachman, 2006a).

Basin Producing Zones

The Ventura County Basins generally contain two major aquifer systems: the Upper Aquifer System (UAS) and the Lower Aquifer System (LAS). The UAS consists of late Pleistocene to Holocene-age sands and gravels that locally comprise the Oxnard and Mugu aquifers. The LAS includes the Hueneme, Fox Canyon and Grimes Canyon aquifers. The aquifers are unconfined in the Oxnard Forebay and confined beneath the Oxnard Plain and Pleasant Valley basins. Aquifers in the Las Posas and Santa Rosa basins generally are unconfined where the aquifers reach the surface and adjacent to surface water streams and confined elsewhere. The nature and extent of the aquifers within each subbasin is discussed below.

Oxnard Forebay and Oxnard Plain Basins

Both UAS and LAS are present in these basins. The Oxnard Plain Forebay Basin is the main source of recharge to aquifers beneath the Oxnard Plain. Recharge to the Forebay basin comes from a combination of percolation of Santa Clara River flows, artificial recharge at spreading grounds, irrigation return flows, percolation of rainfall, and underflow from adjacent basins. The Oxnard aquifer is the primary aquifer used for groundwater supply in the Oxnard Plain (Fox Canyon GMA, 2006). Seawater intrusion into the Oxnard Plain Basin has long been a primary concern of the Fox Canyon Groundwater Management Agency (Fox Canyon GMA, 2006). Figure 1-2 shows a cross section through the Oxnard Forebay and Oxnard Plain basins showing areas of seawater intrusion.

Pleasant Valley Basin

The Fox Canyon aquifer is the major water-bearing unit in this basin. The groundwater hydrology of portions of this basin are little understood, and additional monitoring and studies are needed (Fox Canyon GMA, 2006).

Santa Rosa Basin

Santa Rosa Basin is the smallest of the Ventura County basins. Aquifers in the basin include a shallow alluvial aquifer and portions of the LAS. Groundwater levels are heavily influenced by

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flows in the overlying Conejo Creek. Discharges from a wastewater treatment plant and dewatering wells in Thousand Oaks have considerably increased year-round flows in the creek. Elevated nitrate and sulfate have been a problem in the basin (Fox Canyon GMA, 2006).

Table 1-1
Summary of Hydrogeologic Parameters of Ventura County Basins

Burmara Sanutina	Manajadan		
Basins	Oxnard Plain, Oxnard Plain Forebay, Pleasant Valley, Santa Rosa, and East, West and South Las Posas basins		
Aquifer(s)	Upper Aquifer System Oxnard aquifer Mugu aquifer Lower Aquifer System Hueneme aquifer Fox Canyon aquifer Grimes Canyon aquifer		
Depth of groundwater basin	~ 300 to 3,000 feet		
Depth of producing zones or screen intervals	100 to 700 feet (to top of producing zone)		
Thickness of water-bearing units	Several 10s to several 100s of feet		
Natural Safe Yield	~ 45,000 AFY		
Operational Safe Yield	~100,000 AFY		
Total Storage	~ 3 to > 6 million AF		
Unused Storage Space	Unknown		
Portion of Unused Storage Space Available for Storage	~ 1 million AF		

Source: Bachman, 2006a and 2006b

Las Posas Basin

The Las Posas Basin has been previously subdivided into north and south, and more recently into west, east, and south basins. The GMA is now utilizing the more recent delineation developed by the USGS in the late 1990s, and basin maps and discussion in this overview have been adjusted to reflect the USGS terminology.

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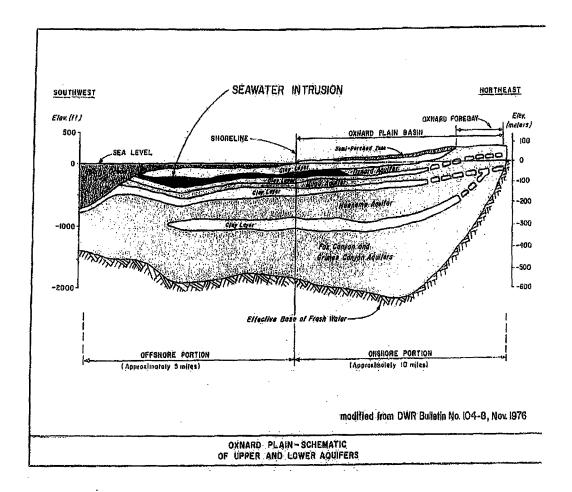


Figure 1-2
Geologic Cross Section in Oxnard Forebay and Oxnard Plain

Source: Fox Canyon GMA, 2006

The South Las Posas Basin is separated from East Las Posas Basin by an east-west trending rise in the subsurface. Over the past 40 years groundwater levels in South Las Posas Basin have risen more than 100 feet due to recharge from wastewater treatment plant discharges. Salts in the South Las Posas Basin groundwater have also increased, apparently leached from shallow aquifer sediments as groundwater levels reached historic highs (Fox Canyon GMA, 2006).

The East Las Posas Basin is separated from West Las Posas by a north-trending unnamed fault, across which groundwater levels differ by as much as 400 feet. Recharge of East Las Posas Basin is also now dominated by wastewater treatment plant discharges and groundwater levels have risen 125 to 200 feet over the past 30 years (Fox Canyon GMA, 2006).

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West Las Posas Basin is isolated from the South and East Las Posas basins by a north-south fault, and is hydrologically connected to the Oxnard Plain Basin (Fox Canyon GMA, 2006).

Storage Capacity

The estimated total storage capacity of the Ventura County Basins is not clearly known because a large portion of this volume is located beneath the Pacific Ocean. Estimates range between 3 and 6 million AF. The amount of usable storage has been affected by seawater intrusion along the coastal plain, impact of saline plumes from marine sediments and contamination in the UAS by nitrates from overlying fertilizer use and septic system discharges.

The available storage capacity has not been calculated for all basins (except in the Las Posas basin, where it has been calculated at about 300,000 AF). However, the USGS and United Water Conservation District (UWCD) have calculated that about 1 million AF of water has been overdrafted from the coastal Ventura County Basins, with subsidence reducing the replaceable storage volume to about 800,000 AF. This storage volume is not all available, however, because seawater has filled a portion of this storage space. Much of this replaced storage occurs in offshore portions of the aquifers where it cannot be monitored and, therefore, the remaining available storage space is unknown. However, the available storage capacity is likely to be substantial with a rough estimate of 1 million AF (Bachman, 2006a).

Safe Yield/Long-Term Balance of Recharge and Discharge

Natural groundwater recharge to the Ventura County Basins occurs through infiltration of rainfall and percolation of surface runoff along the main drainages (primarily the Santa Clara River) in areas where the underlying aquifer is unconfined.

Natural recharge from precipitation and runoff is the largest inflow to the basin. Precipitation over the watershed of the Ventura County Basins varies significantly from year to year and by elevation. Historical precipitation at the Oxnard rain gauge between fiscal years 1985/86 and 2004/05 is shown in **Figure 1-3**. Over this time period the precipitation at the Oxnard gauge ranged between about 5 and 37 inches per year and averaged about 15.6 inches per year (UC IPM, 2006). These data suggest below average precipitation between 1986 and 1990 and between 1999 and 2003, above average precipitation between 1991 and 1998. Groundwater discharge occurs predominantly through pumping.

In 1985, the operational safe yield (the amount of production that the basin can sustain without incurring negative impacts) for the Ventura County Basins was estimated to be 120,000 AFY (Bachman, 2006b). In 2006, the operational safe yield estimate was updated using a groundwater model to be approximately 100,000 AFY (Fox Canyon GMA, 2006). This operational safe yield is based upon historical recharge with additional pumping reductions in the Oxnard Plain and Pleasant Valley subbasins. As discussed below, historically, production from the Ventura County Basins has exceeded the basins' yield and the basins have been in overdraft for decades (Fox Canyon GMA, 2006).

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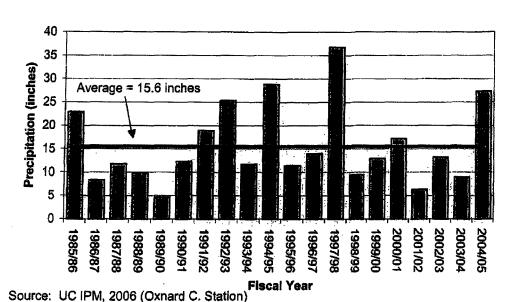


Figure 1-3
Historical Precipitation in the Ventura County Basins

GROUNDWATER MANAGEMENT

The following section provides a brief description of the groundwater management activities and governing structure for the Ventura County Basins.

Basin Governance

The Ventura County Basins are managed. In 1982, the California State Legislature established the Fox Canyon Groundwater Management Agency (GMA) under the State Water Code for the overall management of the southern Ventura County Basins. The statute specifies the GMA's activities as "planning, managing, controlling, preserving, and regulating the extraction and use of groundwater within the territory of the agency" and distinguished those duties of the GMA from those of the other agencies providing flood control, operating spreading grounds, water distribution and the sale of water. Under this legislative act, the GMA has worked closely with other districts and county agencies to study and control the groundwater resources in these basins. The agencies and their roles and responsibilities for the Ventura County Basins are summarized in **Table 1-2**.

The GMA adopted its first management plan in 1987. The Groundwater Management Plan has been recently updated with a current draft published in October 2006. The plan reviews the status of the basins, identifies problems, documents knowledge of their causes, and sets out specific basin management objectives for resolution.

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Table 1-2
Summary of Management Agencies in the Ventura County Basins

	Attoles, som		
Fox Canyon Groundwater	Establishes policy		
Management Agency (GMA)	Sets pumping allocations, phased reductions, water level and water quality criteria through its Groundwater Management Plan		
United Water Conservation District (UWCD)	Operates river diversions, spreading basins, in-lieu pipelines, and reservoir to capture winter runoff.		
	Conducts seawater intrusion monitoring, area-wide monitoring database management, area-wide studies and reporting, maintenance of area-wide groundwater model, and technical analyses for GMA		
Calleguas Municipal Water	Operates the Las Posas ASR project.		
District (Calleguas MWD)	Performs duties specified in the East Las Posas Basin Management Plan (included within the GMA Groundwater Management Plan) with local pumpers in the Las Posas Basin Users Group.		
	Performs regional water supply planning with United Water Conservation District.		
Ventura County Water Resources Dept.	Issues well permits and ordinances (including which aquifers to pump).		
	Shares monitoring responsibilities with UWCD.		
State Water Resources Control Board	Controls conditions for the Oxnard Forebay Basin: when groundwater levels fall below a specified level, all diverted surface waters must go to spreading		
Las Posas Basin Users Group	Forum for discussion of issues related to Las Posas ASF Project		

In 1990, to address continuing seawater intrusion in the Oxnard Plain due to overpumping; the GMA adopted an ordinance that requires a 25 percent phased reduction in groundwater pumping throughout the GMA (the phasing will be complete in 2010). In 2006, the pumping allocation reduction was adjusted to 20 percent. In addition, storage projects require GMA approval (time and place of extraction); new wells are restricted to certain aquifers depending on seawater intrusion limits and coastal pumping patterns (Bachman, 2006a). Further, the State Water

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Resources Control Board directed that all surface water be channeled to the spreading basins when groundwater levels drop below a certain level during drought periods (Bachman, 2006a). The 2006 Groundwater Management Plan builds on these prior efforts and seeks additional success in managing seawater intrusion in the Oxnard Plain, nitrate levels in the Oxnard Plain Forebay and Santa Rosa basins, and chloride concentrations in the Pleasant Valley and Las Posas basins.

In 1987, the GMA adopted an ordinance that limited new production in the Los Posas Basin. The Las Posas Basin Users Group, consisting of representatives of the well owners and Calleguas MWD discuss issues related to the Las Posas Aquifer Storage and Recovery (ASR) Project and wells within the Las Posas Basin (Bachman, 2006b). The 2006 Groundwater Management Plan includes a draft East Las Posas Basin Management Plan specifying a management process and reporting and meeting requirements for coordinating the operation of the ASR wells and other production within the basin. (Fox Canyon GMA, 2006).

Interactions with Adjoining Basins

The Santa Clara River is a major source of natural recharge to the Oxnard Plain Forebay, Oxnard Plain, and Pleasant Valley groundwater basins. As such, there is a Memorandum of Understanding among the United Water Conservation District and the water purveyors of the Santa Clarita area in Los Angeles County that calls for flows of the Santa Clara River across the Los Angeles-Ventura county line not to be diminished by water management policies in Santa Clarita.

WATER SUPPLY FACILITIES AND OPERATIONS

Facilities within the Ventura County Basins include: Approximately 600 groundwater production wells, 18 ASR wells in the East Las Posas Basin and one injection well in the Oxnard Plain Basin, and 220 acres of spreading basins in the Oxnard Forebay Basin.

Active Production Wells

Table 1-3 summarizes the details of the production wells in the Ventura County Basins. There are approximately 94 active municipal supply wells in the Ventura County Basins that produce only about 1/3 of the total production. Out of the 94 municipal wells, 10 are scheduled for rehabilitation or replacement in the next 5 years (Bachman, 2006a). The operational costs of the municipal wells are summarized in Table 1-3.

Figure 1-4 summarizes the historical production data between 1985 and 2004. Basin production decreased from an average of about 150,000 AFY between 1985 and 1989 and a peak of about 240,000 in the 1989/90 water year to an approximate average near 114,000 AFY between the 1990/91 and 2004/05 water years (Bachman, 2006a). Note that agricultural production decreased from an average of more than 136,000 AFY between 1985 and 1990 to about 82,500 AFY after 1990. This decrease in production is largely due to pumping reductions implemented by the GMA in 1990 and some agricultural to municipal land use changes (Bachman, 2006b).

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250,000 ☐ In-lieu Program Safe Yield ~ 200,000 ■ Municipal Production (AFY) 100,000 AFY Agricultural 150,000 100,000 50,000 0 1987/88 1989/90 1994/95 1998/99 1999/00 1988/89 1992/93 1993/94

Figure 1-4
Historical Groundwater Production in the Ventura County Basins

Table 1-3
Summary of Production Wells in the Ventura County Basins

Fiscal Year

Chappings	Monthon oni Avazivo NXOIIs	Matins (est Mandresion Chyrolis ? ((ANPY))	Tally coffine Therefore for	Machaela Bachtatton Bachtatton Machaela Machaela	iniiruni) Suobe
Municipal/Industrial/ Domestic Wells	120	94, 000	38,500	31,700	
Other Wells (Agricultural)	491	393,000	136,300	82,500	\$85
Total ,	611	487,000	174,800	114,200	9,

Source: CMWD (2006)

Source: Bachman, 2006

1. Active wells have production within past 5 years

2. Estimated production capacity is based upon maximum semi-annual production for the past 5 years.

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Ventura County Basin producers participate in a variety of in-lieu groundwater storage programs whereby they receive imported water from Metropolitan in lieu of pumping groundwater. Historically, these programs have included Metropolitan's replenishment water and conjunctive use programs. The long-term in-lieu storage is included in **Figure 1-4**. Between fiscal years 1985/86 and 2004/05, about 3,500 AFY was stored for long-term storage via in-lieu. These and other storage programs are discussed in more detail below.

Other Production

As discussed above, agricultural production within the Ventura County Basins is more than 2/3 of the total production. To help manage this production, the GMA is working to limit export of groundwater to lands that do not directly overlie the groundwater basins (Fox Canyon GMA, 2006).

ASR Wells

Of the 94 municipal wells, 18 are active ASR wells, all located in the Las Posas Basin. The well locations are shown in Figure 1-1. The Las Posas ASR wells have a total injection capacity of 63 cfs and a total extraction capacity of 90 cfs for the ASR Project (Bachman, 2006a). The annual recharge amounts from these wells are shown in Figure 1-5. An average of about 1,500 AFY was injected as part of the ASR Project in the Las Posas Basin between 2002 and 2005.

The City of Oxnard currently owns and operates an injection well in the Oxnard Plain. Details regarding operation of this well are not available at this time.

Spreading Basins

There are approximately 220 acres of spreading basins in the Ventura County. Data related to these basins are summarized in **Table 1-4.** Groundwater recharge from 1985 to 2005 is shown on **Figure 1-5.** An average of about 57,200 AFY of runoff was recharged in the Oxnard Forebay between fiscal years 1985/86 and 2004/05.

Table 1-4
Summary of Spreading Basins in the Ventura County Basins

Speralige Harir	(neg)	Situaleuresso Caprolity Si (UI)	armetty.	Sinu (e)	2(0)/A(1)
Saticoy	120°	Data not available	7,500	Runoff Recycled ²	United Water CD
El Rio	100	Data not available	6,000	Runoff Recycled ²	United Water CD

Source: Bachman, 2006a

1. Based on existing recharge; 2. Incidental recycled water recharge only

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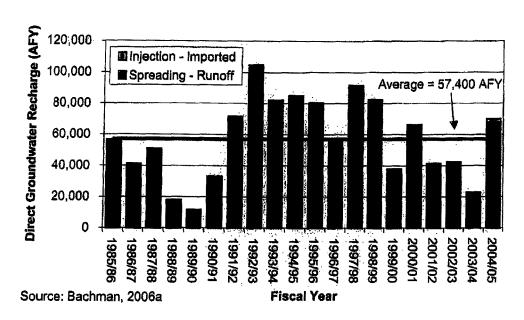


Figure 1-5
Historical Groundwater Recharge in the Ventura County Basins

Seawater Intrusion Barriers

There are no seawater intrusion barriers in the Ventura County Basins.

Desalters

The City of Port Hueneme operates a desalter using reverse osmosis to reduce TDS concentrations in the Oxnard Plain Basin. This desalter came online in 1997. This desalter is discussed in more detail in the water quality section below.

GROUNDWATER LEVELS

Figures 1-6 and 1-7 summarize historical groundwater levels in the Ventura County Basins. Water levels have risen in the Las Posas Basin in both the UAS and the LAS. Note that water levels in the LAS are generally as much as 100 feet lower than the UAS. This is consistent throughout the Ventura County Basins.

As shown in Figure 1-7, groundwater levels in the coastal basins (Oxnard Forebay, Oxnard Plain and Pleasant Valley) have begun to recover since the implementation of pumping restrictions in 1990. However, at the present low groundwater levels, seawater intrusion and other contaminants are continuing to invade the potable water aquifers in the Oxnard and Pleasant Valley basins (Bachman, 2006a). Water levels in many areas remain below sea level. It is also important to note that water levels in the LAS are generally lower than the UAS resulting in a downward gradient, which has led to increasing saline intrusion in the LAS.

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Figure 1-6
Historical Water Levels in the Las Posas and Santa Rosa Basins

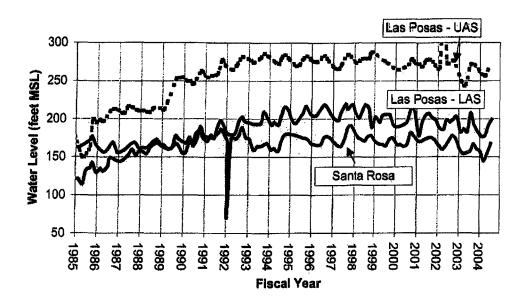
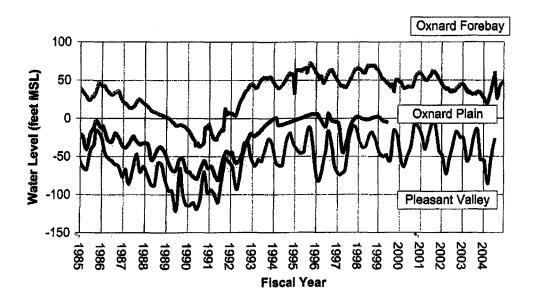


Figure 1-7
Historical Water Levels in the Oxnard Forebay,
Oxnard Plain and Pleasant Valley Basins



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In addition, areas of subsidence have been observed in the coastal basins. As much as 2.7 feet of land subsidence has been observed in the Oxnard and Pleasant Valley basins.

Groundwater levels have also increased in the Las Posas and Santa Rosa subbasins. As discussed in more detail below, these increases have resulted in leaching of salts from the previously unsaturated sediments into the groundwater.

GROUNDWATER QUALITY

The following section describes the water quality issues in the Ventura County Basins. General water quality issues include seawater intrusion in the coastal aquifers and nitrate and sulfate concerns in the agricultural areas. TDS concentrations throughout much of the Ventura County Basins exceed 1,000 mg/L.

Groundwater Quality Monitoring

Water quality is measured on a regular basis at key wells throughout the Ventura County Basins. In addition over 100 non-drinking water production wells are monitored for water quality (Bachman, 2006a). In 1989, the U.S. Geological Survey initiated their Regional Aquifer-System Analysis (RASA) study in a cooperative effort with local agencies. As part of this and companion cooperative studies, a series of 14 nested well sites with three or more wells installed at each site, were drilled and completed at specific depths in the Oxnard Plain, Oxnard Plain Forebay, Pleasant Valley, and Las Posas basins (Fox Canyon GMA, 2006).

Groundwater Contaminants

Constituents of concern for the Ventura County Basins include: total dissolved solids (TDS), nitrate, chloride, iron, manganese and sulfate. Concentrations of these constituents since 2000 are summarized in **Table 1-5**. In addition, constituents of regional concern (volatile organic compounds, or VOCs, and perchlorate) are also included for reference.

Seawater intrusion has long been the primary water concern within the GMA and was the problem for which the GMA was originally formulated to help fix. The intrusion occurs exclusively along the coastline in the Oxnard Plain basin. The U.S. Geological Survey also identified another type of saline intrusion on the Oxnard Plain – salts moving from the surrounding marine clays and older geologic units as pressure in the aquifers is reduced from overpumping. This type of intrusion may also be occurring on a minor scale in the Pleasant Valley basin. Chloride has also become a problem along Arroyo Las Posas, where groundwater from an area in the East and South Las Posas basins must be blended with lower-chloride water to meet irrigation suitability. This problem appears to have migrated downstream, with some of the City of Camarillo's wells now affected.

Figure 1-8 shows the areas impacted by TDS and chloride due to seawater intrusion or leaching of minerals salts from marine sediments. TDS concentrations in many locations are greater than 1,000 mg/L throughout the basins with maximum concentrations 32,600 mg/L reported for several wells in the Oxnard Plain. Seawater intrusion has occurred along the coastline due to

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Table 1-5

Summary of Constituents of Concern in the Ventura County Basins Constituent Control of the Control o a Deormini mg/L Oxnard Plain: 340 to 32,600 TDS concentrations in many TDS Oxnard Forebay: 490 to 1.750 locations are greater than 1,000 Pleasant Valley: 525 to 2,515 mg/L throughout the basins with Secondary MCL = 500 West Las Posas: 330 to 1,410 maximum concentrations of East Las Posas: 270 to 1,800 32,600 mg/L reported for wells in the Oxnard Plain. mg/L Oxnard Plain: <0.1 to 44.4 Reported as an issue resulting Nitrate (as N) from use of agricultural fertilizers Oxnard Forebay: <0.1 to 34.4 Pleasant Valley: <0.1 to 18.9 and septic systems in the Oxnard Primary MCL = 10West Las Posas: <0.1 to 15.6 Forebay and Oxnard Plain Basins East Las Posas: <0.1 to 27.8 μg/L Data not available No significant or widespread **VOCs** contamination reported Pleasant Valley: 2 to 5² ug/L No significant or widespread Perchlorate South Las Posas: up to 2³ contamination reported Notification level = 6μg/L Oxnard Plain: <50 to 16,700 Concentrations in many wells are Iron Oxnard Forebay: <50 to 9,300 above the MCL. Pleasant Valley: <50 to 3,250 Secondary MCL = 300West Las Posas: <50 to 9,760 East Las Posas: <0.1 to 15,000 Oxnard Plain: <10 to 4,010 μg/L Concentrations in many active Manganese Oxnard Forebay: <10 to 780 wells are above the 50 μg/L MCL Pleasant Valley: <10 to 355 Secondary MCL = 50West Las Posas: <30 to 1,400 East Las Posas: <30 to 730 Oxnard Plain: 11 to 19,000 mg/L Significant concern in the Oxnard Chloride Oxnard Forebay: 20 to 110 Plain and Pleasant Valley basins Pleasant Valley: 42 to 340 due to seawater intrusion. Also an Secondary MCL = 500West Las Posas: 10 to 275 issue in the Las Posas Basin due East Las Posas: 10 to 220 to rising groundwater levels and leaching from marine sediments. Oxnard Plain: 32 to 2.910 Could limit ability to use for mg/L Sulfate Oxnard Forebay: 20 to 820 agricultural purposes. Issue for Pleasant Valley: 55 to 1,005 municipal supply in Camarillo Secondary MCL = 500West Las Posas: 55 to 675 area. East Las Posas: 14 to 840

Bachman, 2006b

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^{2,3}Geotracker, Camarillo and Moorpark wells, 2006

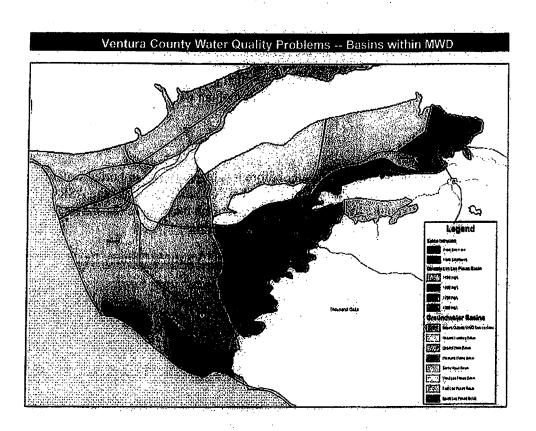


Figure 1-8
Water Quality Issues in the Ventura County Basins

decades of over drafting in the Oxnard Plain Basin, which has reversed groundwater gradients within both the UAS and LAS (Bachman, 2006a). Also along the southern flank of the East and South Los Posas groundwater basins and in the Pleasant Valley Basin high levels of chlorides and sulfates have been detected due to higher groundwater levels leaching salts from shallow aquifers and transporting them into deeper aquifers (Bachman, 2006a).

Nitrate concentrations (as N) exceeding the 10 mg/L MCL occur within the basins and are of greatest concern in the Oxnard Plain Forebay. High nitrate levels (as high as 44.4 mg/L) in this area have resulted from agricultural applications of fertilizers and septic waste discharges. Nitrate concentrations tend to spike during dry periods when recharge to the basin is reduced. Nitrate concentrations as high as 44 mg/L have also been detected in the Santa Rosa Basin.

Iron and manganese, as shown on **Table 1-5** have also been detected at concentrations above applicable MCLs in the Ventura County Basins. Concentrations of iron and manganese are highest in the Oxnard Plain Basin. In addition, as described below, the ASR wells in the Las Posas Basin could require treatment for iron and manganese.

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Perchlorate has been detected at levels of 5 μ g/L or less in several wells in the Pleasant Valley and South Las Posas basins, although no widespread or significant contamination has been reported. Significant contamination associated with VOCs in the basins has not been reported.

Blending Needs

The cities of Oxnard and Port Hueneme use on average about 10,000 AFY of imported water from Metropolitan to blend with native groundwater that has about 1,000 mg/L TDS. The City of Camarillo is also increasing its usage of Metropolitan water to blend with its groundwater (Bachman, 2006a).

Groundwater Treatment

The City of Port Hueneme treats groundwater before it is blended with imported water from Metropolitan at its desalter as summarized in **Table 1-6**. Groundwater from the ASR wells in the Las Posas basin may require treatment to remove iron and manganese (Bachman, 2006a).

Table 1-6
Summary of Groundwater Treatment in the Ventura County Basins

Mus Gueric Hype			'Illagrancan's 'Illagrancan's	in an imenit Linus (1) (6)((VX)(3))	(Cloyd) (Microsoft) (Aliminia)
Reverse Osmosis	Data not available	TDS	500-1000 mg/L	\$600-800	2,800

Bachman, 2006a *When blended

CURRENT GROUNDWATER STORAGE PROGRAMS

In 1995, Calleguas MWD and Metropolitan entered into an agreement for the North Las Posas ASR Project. The ASR Project allows Metropolitan to store up to 210,000 AF in the Las Posas Basin via injection or in-lieu methods to be taken later by Metropolitan in-lieu of imported supplies during water shortage events. As of June 30, 2006, the account balance in the storage account was approximately 55,000 AF (about 49,000 AF via in-lieu and 6,000 AF via injection).

In-lieu replenishment deliveries of imported water from Metropolitan are another means for maintaining groundwater storage in the basin when producers are able to reduce their pumping by the amount of the delivery. Ventura County Basin producers participate in a variety of in-lieu groundwater storage programs with Metropolitan since 1985. These include Metropolitan's replenishment water programs for purchase of imported water for direct recharge and in-lieu. Direct recharge volumes are discussed above. An average of approximately 850 AFY was stored in-lieu as part of the long-term replenishment program between fiscal year 1985/86 and 2004/05.

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BASIN MANAGEMENT CONSIDERATIONS

The primary management issues within the Ventura County Basins include:

- Production limitations by the GMA
 - o With no physical or hydraulic barriers to seawater intrusion, groundwater levels must be managed to minimize contaminating the potable water resources (Bachman, 2006a). The resulting GMA policies to control over drafting has required 20 percent phased reductions in groundwater pumping throughout the GMA (the phasing will be complete in 2010). In addition, new storage projects require GMA approval and new well restrictions have been imposed on specific aquifers to limit coastal pumping and seawater intrusion (Bachman, 2006a).
- Land subsidence in the coastal areas may limit ability to extract water
- Water quality
 - o As discussed above, many areas throughout the Ventura County Basins have concentrations of TDS above 1,000 mg/L. These concentrations limit the ability to store and extract water from these basins.
 - o In addition, seawater intrusion or migration of saline water through adjacent sediments also play a significant role in the management of the Ventura County Basins.

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References:

- Bachman, S.B, 2006a, Calleguas Municipal Water District (Calleguas MWD):- Groundwater Study Questionnaire for the Fox Canyon Groundwater Management Agency Groundwater Basins
- Bachman, S.B., 2006b, Calleguas Municipal Water District (Calleguas MWD) Comments and Supplemental Data for Draft Ventura County Basin Report October 2006.
- Calleguas Municipal Water District (CMWD), 2006. Production data.
- Fox Canyon Groundwater Management Agency, (Fox Canyon GMA), 2004, Water Quality Summary found at website.
- Fox Canyon Groundwater Management Agency (Fox Canyon GMA), 2006, Fox Canyon Groundwater Management Plan, Public Review Draft
- University of California Integrated Pest Management (UC IPM), 2006. Oxnard.C Station Website: http://www.ipm.ucdavis.edu/calludt.cgi/WXDESCRIPTION?STN=OXNARD.C

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IV-1-18

City of Oxnard

RHNA Appeal Request

ATTACHMENT E

Oxnard 2030 General Plan Background Report Chapter 3, Section 3.4 Growth Management April 2006

Oxnard 2030 General Plan, Goals and Policies
SOAR Ordinance Exhibits A&B Combined
Page 3-9
October 2011

4 pages

signs, graphics, landscaping, and accent lighting that clearly communicate Oxnard's identity. Major entrances into the City include the following:

- Ventura Freeway at Rice Avenue, Rose Avenue, Oxnard Boulevard,
 Victoria Avenue, and Harbor Boulevard
- Fifth Street and Route 1

In addition to marking the entrance to the community, gateways also serve to announce arrival at distinct places within the community, such as Downtown. Most neighborhoods within the City lack well-defined entrances characterized by a distinct physical entry into the area.

3.3.4 Density and Community Design

Similar to most cities in California, Oxnard's urban environment is becoming increasingly denser. As shown in Table 3-15, there were approximately 5,800 persons per square mile (ppsm) in 1990 and an estimated 7,400 persons in 2005, a 28 percent increase. Other cities in Ventura County, such as Thousand Oaks and Camarillo are considerably less dense than Oxnard, while the more mature coastal cities across the state have substantially higher densities. Examples include Los Angeles (8,434 ppsm), Berkeley (9,956 ppsm), and San Francisco (17,115 ppsm).

Table 3-15 Densities of California Cities (Population/Sq. Mile)

(Population/34: Pine)				
City	1990	2005		
Oxnard	5,829	7,464		
Thousand Oaks	2,104	2,315		
Camarillo	2,843	3,320		
Los Angeles	7,427	8,434		
Berkeley	9,783	9,956		
San Jose	4,560	5,403		
San Francisco	15,502	17,115		

Source:

Matrix Design Group, 2006 (based on Census (1990) population, California Department of Finance (2005) population estimates, and land area from the 1994 and 2000 City and County Databooks

3.4 Growth Management

As a region, Ventura County is faced with the monumental task of dealing with the consequences of rapid growth in an era of dwindling natural resources, rising housing prices, and tougher economic markets. Successful growth management employs the programs and techniques needed to effectively accommodate growth, maintain quality of life, attract business and capital to the local economy, and increase opportunities for employment, housing, and other basic services. The primary purpose of growth management is to balance new development with:

With 7,464 persons per square mile in 2005, Oxnard is the densest incorporated entity in Ventura County.

- The City's ability to provide necessary public services and facilities (water, sewer, transportation);
- Preservation of existing cultural, social, and economic values that comprise the City's identity and vision for the future;
- Conservation of open spaces and natural resources;
- Provision of adequate housing for all income categories; and,
- Maintenance and enhancement of a healthy business economy.

3.4.1 Existing Growth Management Program

The goals and policies presented in the 2020 General Plan represented the blueprint for the development of the City through the year 2020. With the fundamental goal of achieving balanced and orderly growth, the City established the following growth management programs:

- The creation and implementation of Five-Year Development Plans to assure a desirable balance between short-term growth and infrastructure within the context of the broader long-term goals established by the 2020 General Plan.
- A Project Consistency Review Program that provides a detailed, performance-based approach for incorporating phasing, infrastructure, fiscal and job/housing balance requirements in specific project approvals based on the performance standards established in the Five Year Development Plans.
- The institution of a Development Monitoring System to monitor growth on a project-by-project basis using a detailed database to enable the City to track actual cumulative impacts on infrastructure systems from all developments and actual impacts from individual projects.
- Frequent review and adjustment of the Five-Year Development Plan and the performance standards to create the sensitivity required for effective planning and regulation.

Although originally developed within the 1990 General Plan, the requirements for Five-Year Development Plans was suspended in the early 1990s by a General Plan amendment.

3.4.2 Existing Land Use Controls

While Ventura County has not historically been the direct target of growth pressures focused on other Southern California counties, the County and its incorporated cities (including Oxnard) have taken several aggressive steps to ensure preservation of its rich agricultural soils and focus

... Ventura County and its incorporated cities (including Oxnard) have taken several aggressive steps to ensure the preservation of its rich agricultural soils and focus development within incorporated entities.

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Draft Background Report

April 2006

development within incorporated entities. These steps include establishing numerous agriculture preserves under the State's Williamson Act, development of Guidelines for Orderly Growth, and passage of SOAR (Save Open Space and Agricultural Resources) ordinances.

Land Conservation Act Contracts. Owners of agricultural land can reduce their property taxes by entering into a Land Conservation Act contract, agreeing to maintain the land in agriculture for a 10- or 20- year period. Beginning in the late 1960s and early 1970s, the County established numerous agricultural preserves under the State's Williamson Act. As a result of these contracts, large areas of agricultural land are removed from consideration for urban development.

Guidelines for Orderly Growth (Guidelines). The Guidelines for orderly development have been adopted by the Ventura Count Board of Supervisors, all City Councils within Ventura County, and the Local Agency Formation Commission (LAFCO). Originally adopted in 1969, these guidelines maintain the consistent theme that urban development with the County should be located within the incorporated cities whenever and wherever practical. The intent of these Guidelines are to:

- Clarify the relationship between the Cities and County with respect to urban planning;
- Facilitate a better understanding regarding development standards and fees; and
- Identify the appropriate governmental agency responsible for making determinations on land use requests.

This agreement created Areas of Interest that define major geographic areas reflective of one city or community. The Guidelines specified that other city could be formed within a given Area of Interest. This concept provided that there would be no competition between incorporated entities over the establishment of urban uses. Another concept embedded in the Guidelines is the notion of a Sphere of Influence. Before land can be annexed into a jurisdiction, it must be located within the city's Sphere of Influence. The overall result of these policies has been the development of relatively compact cities within the County, including Oxnard, all with their own unique Area of Interest. Similar to other entities within the County, Oxnard is also surrounded by intervening areas of agricultural land, open space, or other natural resources (such as the Pacific Ocean) which provide a buffer to the City and create a unique identity for the community.

Greenbelt Agreements. Oxnard is a participant, along with several other incorporated entities, in agreements with Ventura County and the Local Agency Formation Commission (LAFCO) for the establishment of

(i)

For more information on the Grennbelt Agreements and Prime Agricultural Farmland, see Chapter 5.

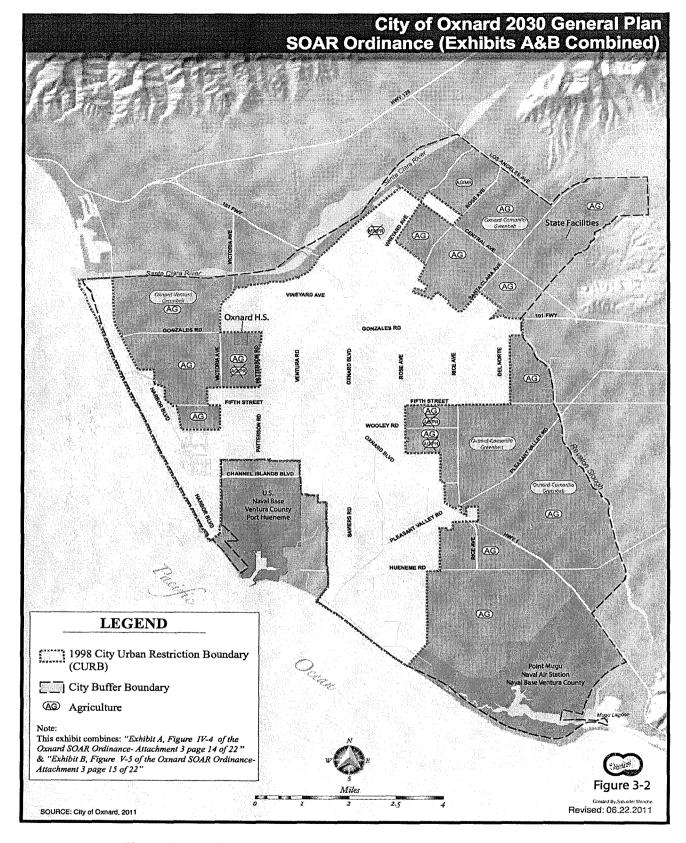


Figure 3-2 SOAR Ordinance (Exhibits A and B Combined)

Agenda Item 4.3

REPORT

DATE: July 13, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Ojai

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Ojai requests a RHNA reduction based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with on the RHNA Methodology and several local planning factors. The local planning factors cited for appeal include existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, and distribution of household growth assumed for purposes of comparable Regional Transportation Plans. Because of these factors, the City of Ojai requests a reduction of 240 units from its Draft Allocation of 371 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Ojai's appeal to reduce its Draft Allocation by 240 units. Per Government Code Section 65584.04(d)(2)(B), the City cannot limit its consideration of land suitable for urban development to vacant land and must consider other opportunities for development. Moreover, the City's cited arguments based on existing and projected jobs-housing balance and distribution of household growth do not warrant a reduction in its projected housing need.

BACKGROUND:

The following is a chronology of the events related to Ojai's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Ms. Katrina Rice Schmidt, City Planner, City of Ojai. The Draft household forecast included in the letter was from the preliminary 2020/2035 household forecast for the 2012 Regional Transportation Plan (RTP),



which was derived using four major sources: (1) the City's household estimate for year 2008 from the California Department of Finance (DOF), (2) the 2008 RTP forecast, (3) the Ventura county 2040 forecast by Ventura Council of Governments (VCOG) (delivered to SCAG on May 29, 2008), and (4) the preliminary county forecast for the 2012 RTP. The Draft household forecast outlined in the letter was as follows:

2008	Households	3,197
2020	Households	3,709 (512 increment from 2008)
2035	Households	4,218 (1,021 increment from 2008)

SCAG did not receive local input from the City in 2009.

2. On May 13, 2011, an email was sent from SCAG to Ms. Katrina Rice Schmidt, City Planner, City of Ojai, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent indicates that the City's Draft household forecast was adjusted as follows:

```
Households 3,110
2020 Households 3,599 (489 increment from 2008, a reduction of 23)
Households 4,108 (998 increment from 2008, a reduction of 23)
```

In addition, SCAG also provided the City this additional household information detail:

2010	Census (4/1/2010)	3,111
2011	DOF (1/1/2011)	3,113
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	3,642

- 3. On September 7, 2011, the response to the Demolition Survey was submitted by Ms. Shari Herbruck, Planning & Building Technician, City of Ojai, to SCAG.
- 4. On September 13, 2011, Ma'Ayn Johnson, SCAG staff, sent an email to Ms. Shari Herbruck, Planning & Building Technician, City of Ojai, indicating that because the City's Demolition Survey response was received after the August 29, 2011 deadline, SCAG could not incorporate the City's submitted data in the RHNA Methodology process. However, SCAG would record the City's submission as part of the public participation record.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Ojai is 371.
- 6. On December 23, 2011, Mr. Robert Clark, City Manager, City of Ojai, sent an email to SCAG questioning the Methodology. Mr. Clark indicated that City's RHNA Allocation of 371 is quite high compared to other similar cities. Mr. Clark wanted to meet with Ma'Ayn Johnson or appropriate SCAG staff to walk through the calculation.



- 7. On January 5, 2012, Mr. Robert Clark, City Manager, City of Ojai, had a meeting with Simon Choi, SCAG staff, to discuss the calculation of Draft RHNA Allocation.
- 8. On January 24, 2012, a letter was sent from Mr. Robert Clark, City Manager, City of Ojai, to SCAG indicating the following:
 - a. SCAG did not receive the local input from the City in 2009.
 - b. The City is a very low growth city due to very little vacant or underused land; and the fifth cycle RHNA reduction for the City (12%) should be proportional to, or greater than, that of the SCAG region (38%).
 - c. The City disagrees with the population, housing and employment estimates that were circulated for review in 2009 because the growth rate used in the SCAG estimates was too high. Mr. Clark stated that the lower growth rate estimate from the City's Draft Housing Element Update published in 2009 is more accurate and provided the City's historic and forecast population growth rate as below:

TABLE 2: HISTORIC AND	POPULATIO	N GROWTH	GROWTH RA	TE (Ave Annual)
FORECAST GROWTH	Actual	Forecast	Actual	Forecast
1970	5,975			
1980	6,816		1.33%	
1990	7,613		1.11%	
2000	7,862	7,868	0.32%	0.33%
2005	8,132	8,180	0.68%	0.80%
2010		8,488*		0.86%
2020		9,024		0.61%

SOURCES: State of California, Department of Finance, Population and Housing Estimates. Southern California Association of Governments, 2004 Regional Transportation Plan/Growth Vision, City Projections.

NOTE: Numbers for 1970, 1980, 1990 and 2000 reflect Census counts.

In the letter, the City also provided their local input as follows:

City's Ir	G (May 2011)			
2011	Households	3,113	2011 Households	3,113
2021	Households	3,310	2021 Households	3,642
Growth	Delta	197	Growth Delta	529

In addition, the City provided the response to the AB 2158 Survey with their letter. Ma'Ayn Johnson, SCAG staff, replied in an email to Mr. Clark acknowledging receipt of the letter but that the revision request process would not begin until February 9, 2012. At that point, the City could file a revision request and supporting documentation to revise the City's Draft RHNA Allocation.

9. On February 6, 2012, SCAG received a RHNA revision request from Mr. Robert Clark, City Manager, City of Ojai, indicating that the request made by the City on January 24, 2012 was not taken into consideration in the Draft Regional Housing Needs Allocation. In this revision request, the City stated that the adjusted household forecast should be used as follows:



^{*} Population actually declined due to the recession.

2011 2021 Delta SCAG (May 2011) 3,113 3,642 529 Ojai (Revision request) 3,113 3,310 197

- 10. On February 6, 2012, SCAG sent a letter to Mr. Robert Clark, City Manager, City of Ojai, indicating the Draft RHNA Allocation for the City of Ojai.
- 11. On April 2, 2012, a letter was sent from Mr. Robert Clark, City Manager, City of Ojai, to Ma'Ayn Johnson, SCAG staff, requesting that SCAG accept the City's household projection of a 6.4% increase, instead of SCAG's household projection of a 17.1% increase, and that the adjusted household forecast for the year 2021 be reduced from 3,642 to 3,310. SCAG staff included this letter and additional data sent by the City as an addendum to its revision request, which was reviewed by the RHNA Appeals Board on April 19, 2012.
- 12. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Ojai. After the City of Ojai presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of 240 units.
- 13. On May 24, 2012, SCAG received a RHNA appeal from Mr. Robert Clark, City Manager, City of Ojai, based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology, several local planning factors, and changed circumstances. The City requested a reduction of 240 units from its Draft RHNA Allocation.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	3,113
2020 Households	Correspondence #2	3,599
2021 Households	Interpolation	3,642
2011 to 2021 Projected	2021 Households – 2011	529
Household Growth (10.75	Households	
years)	-or-	
	= 3,642-3,113	
2014 to 2021 Projected	(10.75 year growth/10.75	382
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	=(529/10.75) x 7.75	

ANALYSIS:

The City of Ojai submits an appeal and requests a RHNA reduction of 240 units based upon the following: their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with on the RHNA Methodology; and several local planning factors. Planning factors cited include existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to



residential use, and distribution of household growth assumed for purposes of comparable Regional Transportation Plans.

RHNA Methodology [Government Code Section 65585.05(d)(2)]

Issue: The City of Ojai contends that the Draft RHNA Allocation for the City was derived from inaccurate General Plan data provided by VCOG for the 2008 Regional Transportation Plan for all jurisdictions in Ventura County. According to the appeal, VCOG's input was based on the City's General Plan. The City of Ojai argues that not only is the VCOG General Plan information inaccurate, but that per Government Code Section 65584.04(f), SCAG cannot consider a jurisdiction's General Plan as a justification to reduce its share of regional housing.

SCAG staff Response: SCAG staff concurs with the City's statement that state housing law prohibits SCAG from considering General Plans as a justification to reduce a jurisdiction's share of regional housing need. Despite multiple outreach efforts by SCAG staff, the City of Ojai did not submit any local input for the 2012 Integrated Growth Forecast before the release of the Draft RHNA Allocation and as a result, SCAG used the most recent data available for the City to develop projected household growth from a variety of sources. As mentioned in the background section of this report, the Draft household forecast for the City of Ojai was derived using four major sources: (1) the City's household estimate for year 2008 from the California Department of Finance (DOF), (2) the 2008 RTP forecast, (3) the Ventura county 2040 forecast by VCOG from 2008, and (4) the preliminary county forecast for the 2012 RTP.

In addition, the 2008 VCOG information was only one source for data for the City's household projection and this information was incorporated into the Integrated Growth Forecast at the beginning of the RHNA process. Adjustments to the Draft RHNA Allocation, or share of regional housing need, must be consistent with RHNA law including the aforementioned prohibition on using a General Plan as a justification to reduce a jurisdiction's housing need. Therefore, SCAG is prohibited from considering the reductions made to the 2030 Ojai General Plan as a justification for a reduction to its Draft RHNA Allocation. In addition, state law requires that the consideration of other opportunities for development. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Alternative development opportunities should be explored further and could possibly provide the land needed to zone for the City's projected growth. For these reasons, SCAG staff does not recommend a reduction in the City's Draft Allocation based upon this basis of appeal.

Local Planning Factors

(1) Existing or projected jobs-housing balance [Govt. Code Section 65584.04(d)(1)]

Issue: The City of Ojai argues in its appeal that the adopted 2012 RTP Growth Forecast shows 7,800 jobs in the City in 2035, whereas the VCOG projection is only 5,285 in 2035. No other statement or documentation is provided corresponding to this planning factor.

SCAG Staff Response: Per SCAG's adopted Allocation Methodology, SCAG has concluded that the existing and projected jobs-housing relationships are either stable, or show a gradual and moderate improvement for most of the local jurisdictions through the forecasting and planning horizon. The general presumption is that when providing local input on household growth, planning factors such as jobs-housing balance are included as part of the local input provided. Moreover, the adopted



regional Allocation Methodology took into account each member jurisdiction's existing and projected jobshousing relationship. These relationships were appropriately maintained for the City of Ojai throughout the forecasting/planning horizons as part of the Integrated Growth Forecast development. For these reasons, SCAG staff does not recommend a housing need reduction based upon the jobs-housing balance planning factor.

(2) Availability of land suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: The City argues that its 1997 General Plan shows a lack of available land, even when increased density and zone changes are considered, and that the General Plan assumes that underutilized parcels will be developed to capacity at build out.

SCAG Staff Response: As previously stated, Government Code Section 65584.04(d)(2)(B), requires that consideration of the availability of land suitable for urban development cannot be limited to existing zoning ordinances or restrictions, and that other types of opportunities must be examined. SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions.

Furthermore, as mentioned in response to the City's basis for appeal on the application of RHNA Allocation Methodology, SCAG cannot consider General Plans as a justification to reduce a jurisdiction's share of regional housing need, per Government Code Section 65584.04(f). Thus, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(3) <u>Distribution of household growth assumed for purposes of comparable Regional Transportation</u> Plans [Govt. Code Section 65584.04(d)(3)]

Issue: The City states that housing should be distributed to maximize the use of public transportation infrastructure but that there are limited opportunities to co-locate housing with transit in the City.

SCAG Staff Response: Transit-oriented housing is one tool for identifying suitable sites, but other types of zoning or policies should be considered by a jurisdiction to accommodate its allocated growth. Similar to the staff response on the availability of land suitable for urban development, a jurisdiction should explore alternative development opportunities such as infill development and underutilized land. Moreover, current transportation focused development, or lack thereof, does not preclude addressing future household need, and additional transportation opportunities may possibly occur. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Ojai
- 2. Supporting Documentation Provided by the City to Support Its Appeal

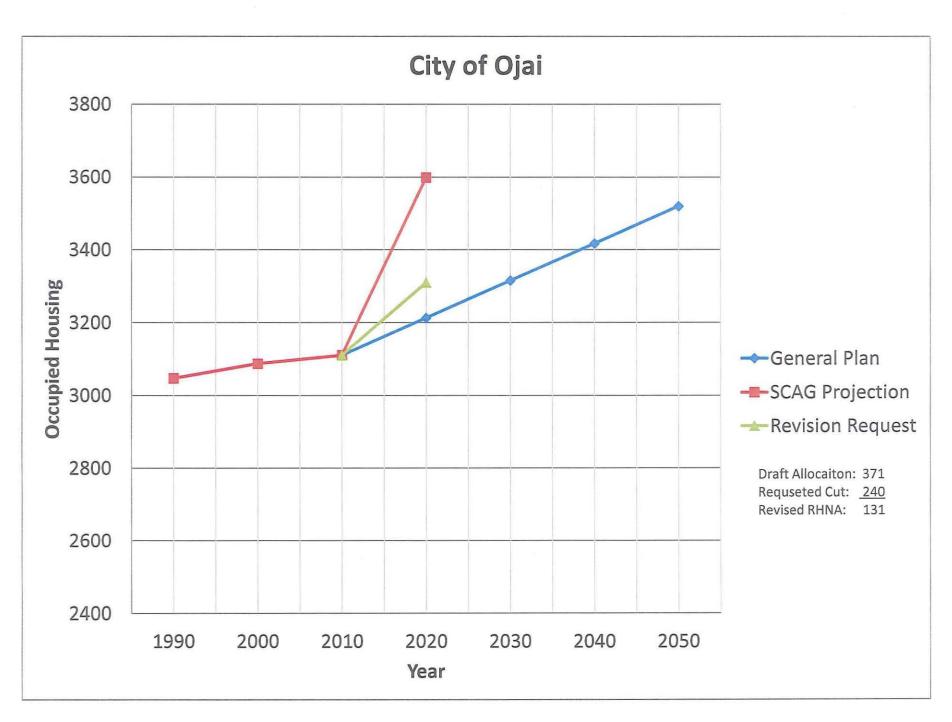




Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

ITS		
Date:	May 24, 2012	Jurisdiction: City of Ojai
Count	y:	Subregion:
Conta	ct:Robert Clark	Phone/Email:805-646-5581 x102
APPE	AL AUTHORIZED BY:	PLEASE CHECK BELOW:
	: Robert Clark	Mayor Chief Administrative Officer City Manager
Name	:	Chair of Other: County Board of Supervisors
BASES F	OR APPEAL*	
☑R	HNA Methodology	
	B 2158 Factors (See Government Code S	Section 65584.04(d))
	 Existing or projected jobs-housing 	ACCOMPANY OF THE PROPERTY OF T
		onstraints for additional development
		rban development or for conversion to residential use
		elopment under existing federal or state programs
	☐ County policies to preserve prim	
	☑ Distribution of household growt	h assumed for purposes of comparable Regional Transportation
	Plans	
	☐ Market demand for housing	
		t growth toward incorporated areas of County
	☐ Loss of units contained in assiste	d housing developments
	☐ High housing cost burdens	
	☐ Housing needs of farmworkers	
	☐ Housing needs generated by the	presence of a university campus within a jurisdiction
□с	hanged Circumstances	
Brief Des	cription of Appeal Request and Desi	ired Outcome:
conform		neral Plan data supplied by VCOG and should be reduced to e Planning Factors cited in our Revision Request support the lower educed from 371 to 131.
List of Su	oporting Documentation, by Title a	nd Number of Pages:
1. Chart	comparing SCAG, General Plan and	Revision Request Household Projections. (1 page)
2. Cover	letter and attachments (7 pages)	
3. VCOG	2040 Population Forecast provided	electronically under seperate cover.
jurisdiction		als to the draft RHNA Allocation Plan can only be made by equest and do not accept the revision request findings made by blogy and changed circumstances.
FOR STAF	USE ONLY: Hearing Date	e: Planner:





OFFICE OF THE CITY MANAGER

Robert F. Clark, City Manager P.O. Box 1570, Ojai, CA 93024

May 24, 2012

RHNA Appeals Board Southern California Association of Governments 818 West Seventh St, 12th Floor Los Angeles, CA 90017-3435

Re: RHNA Appeal, City of Ojai

Dear Appeals Board Members:

The City of Ojai is appealing its draft RHNA and the denial of its revision request because it is derived from inaccurate General Plan data provided by VCOG, and it is inconsistent with several planning factors. We are requesting that the RHNA be reduced from 371 to 131.

Our appeal is based upon the following approved criteria:

RHNA Methodology: The draft allocation was derived from inaccurate General Plan data provided by VCOG:

- 1. The Integrated Growth Forecast Methodology (Attachment A), says that the Baseline Growth Forecast for the 2008 RTP for Ventura County was provided by VCOG.
- 2. The "2040 Population Forecast" dated March 18, 2008 (provided electronically under separate cover) is the data provided by VCOG. The 2035 household projection of 4,368 units in Table II-1 of that report (Part II, Page 2) is exactly equal to the 2035 household projection in the Adopted 2008 RTP Growth Forecast which is posted on the SCAG Website. According to the report this number is supposed to be based on the City's General Plan*. It does not appear that historic demographic trends and future projections were considered because the VCOG projection was not modified.
- 3. The General Plan's Capacity provided in Tables 18 and 19 of the VCOG projection (Attachment B) shows a 2040 housing projection of 4,549 housing units. This is incorrect. The build out projection from the Ojai General Plan is only 3,838 units in the year 2050 (Attachment C).

Not only is the VCOG General Plan information wrong, but it should not be used. In its response to our revision request, SCAG staff said that, per Government Code Section 65584.04 (f), SCAG cannot consider a jurisdiction's General Plan as a justification to reduce its share of regional housing." (Attachment D). SCAG staff says that the Appeals Board should rely on Census and California Department of Finance data, local input on household growth, and other sources, all of which support our request.

Our appeal should be granted because the RHNA improperly relied on the City's General Plan which is precluded by State Law and SCAG policy, and because that information was inaccurate.

AB 2158 Planning Factors: Several AB 2158 Planning Factors also support a lower RHNA:

- 1. Jobs-housing balance: The Adopted 2012 RTP Growth Forecast shows 7,800 jobs in Ojai in 2035, whereas VCOG projection is only 5,285 in 2035.
- Lack of Available Land: A parcel by parcel evaluation submitted with the Revision Request and the 1997 General Plan both show a lack of available land, even when increased density and zone changes are considered. The General Plan assumes that underutilized parcels will be developed to capacity at build out.
- 3. Regional Transportation Plans: Housing is supposed to be distributed to maximize the use of public transportation infrastructure. There are only very limited opportunities to co-locate housing with transit in Ojai.

We regret that we did not bring this matter to the attention of SCAG earlier in the RHNA process. However, we hope that the Board will agree that it is appropriate to correct a clearly inaccurate projection.

Sincerely,

Robert Clark City Manager

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Attachments:

- A. Integrated Growth Forecast Methodology (Baseline Growth Forecast)
- B. VCOG Household Projection
- C. General Plan build out estimate.
- D. Excerpt from revision request staff report

Provided Electronically Under Separate Cover:

"2040 Population Forecast Ventura Cities and County"

^{*}Part 1, Page 1 of the VCOG Forecast states "Projection 3 is designated the 2040 Forecast as it is based on the General Plans of the 10 cities and the County."

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the projected headship rate. The headship rate is the proportion of a population cohort that forms a household. It is usually specified by age, gender, and ethnicity. Headship rates are projected in 5 year intervals for each age group, for four mutually exclusive ethnic groups.

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County Demographic Trend Projection

As used in the regional baseline population and household projection, SCAG uses the cohort-component model and the headship rate to project the county baseline population and households. The sum of the county trend projections is compared to the regional independent projections. If the results are significantly divergent, input data at the county level is adjusted to bring the sum of counties projection and the regional independent projections more closely in line. Complete agreement between the two projections is not mandatory. After analysis, the sum of counties constitutes the regional baseline projections.

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City Demographic Trend Projection

SCAG projects city level demographic trend projections using the housing unit method, which is one of the most widely used methods for estimating and projecting local area households and population for planning purposes. The housing unit method consists of the following four procedures. First, occupied housing units (households) are estimated by extrapolating the past trend of occupied housing units. Second, household (residential) population is estimated by multiplying occupied housing units (households) by the projected average household size. Third, projected group quarters population is added to projected household population. Fourth, projected total population of local jurisdictions are adjusted or smoothed out in order to maintain its consistency with the projected County population.

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Baseline Growth Forecast

The regional growth totals were derived by analyzing historical population, housing and economic trends, and incorporating the future demographic rates and employment shift-share assumptions. The Baseline also incorporates recent local input, as described below in the description.

The baseline growth forecast for the 2008 RTP represents the most likely growth distribution in the absence of any explicit regional policies. In addition to historical demographic trends and future projections, the following recent local input reflecting current general plans and local policies were considered and incorporated:

- Imperial County: the 2035 consensus total population, household, and employment growth projections at traffic analysis zone (TAZ) and city levels agreed upon by SCAG, IVAG, and Caltrans District 11.
- Los Angeles County: the 2035 total population, household, and employment growth projections at census tract and city levels provided by subregions/cities.
- Orange County: the Adopted 2006 OCP 2035 total housing and employment projections at census tract, city, and county levels as submitted by OCCOP.
- Riverside County: the 2006 RCP 2035 total population, household, and employment projections at census tract, city, and county levels provided by Riverside County Transportation and Land Management Agency (RCTLMA). This agency collected city level/census tract level input from local jurisdictions in Riverside County as agreed upon by RCTLMA, WRCOG, and CVAG.
- San Bernardino County: the 2035 household and employment projections at census tract, city, and county levels provided by SANBAG.
- Ventura County: the 2035 total population, household, and employment growth projections at census tract and city levels provided by VCOG.

In addition, the technical forecast at the regional level presented to Plans and Programs Technical Advisory Committee in March 2006 was used as a reference to ensure technical consistency and integrity of major variables—population, employment, household—built upon a bottom—up process which summed up all local/subregion projections.

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Policy Growth Forecast

The development of the Policy Growth Forecast began with the workshop scenario. It relies on focusing growth toward existing and planned regional centers and transit areas. It also assumes more mixed use development types to encourage increased transit use and non-motorized transportation alternatives. It reflects the input incorporated into the workshop scenario, including reintroducing some of the lower density, primarily single-family uses strategically throughout the region.

The 2008 RTP Policy Growth Forecast reflects an application of the Compass Blueprint Principles, yielding significant transportation benefits. It relies on focusing growth toward existing and planned regional centers and transit areas. It also assumes more mixed use development types to encourage increased transit use and non-motorized transportation alternatives. It reflects the input incorporated into the workshop scenario, including reintroducing some of the lower density, primarily single-family uses strategically throughout the region.

GENERAL PLANS CAPACITY

Local population, housing, and jobs projections to 2035, prepared for the 2007 Regional Transportation Plan (RTP), were extended to 2040 and are presented here as Projection 3: General Plan Capacities. This bottom-up projection reflects the General Plans of the 10 cities and county and speculates, to some extent, on future amendments and/or annexations. This projection is not based on the SCAG cohort model used in Projections 1 and 2, and therefore does not initially have age and ethnicity breakdowns: only total population is presented for each jurisdiction. The total county population grows to 937,216 in 2020, and 1,002,433 by 2040. Group Quarters population is a constant 1.67% of the household population.

Table 18 Population, Housing, and Jobs Projection 3: General Plans Capacity Ventura County: 2020							
Jurisdiction	Population	Housing	Jobs	Person per Unit	Jobs/Hsg Ratio		
Camarillo	76,218	28,895	41,159	2.64	1.42		
Fillmore	19,927	5,489	3,891	3.63	0.71		
Moorpark	44,595	12,717	14,457	3.51	1.14		
Ojai	9,560	3,824	4,437	2.50	1.16		
Oxnard	234,304	66,944	68,748	3.50	1.03		
Port Hueneme	22,981	7,924	9,808	2.90	1.24		
Santa Paula	42,182	11,527	10,111	3.66	0.88		
Simi Valley	131,894	42,686	53,800	3.09	1.26		
Thousand Oaks	130,773	45,733	75,254	2.86	1.65		
Ventura	121,753	46,368	75,693	2.63	1.63		
Unincorporated County	103,029	34,158	52,264	3.02	1.53		
TOTAL	937,216	306,265	409,622	3.06	1.34		

Table 19 Population, Housing, and Jobs Projection 3: General Plans Capacity Ventura County: 2040						
Jurisdiction	Population	Housing	Jobs	Person per Unit	Jobs/Hsg Ratio	
Camarillo	79,391	30,377	47,720	2.61	1.57	
Fillmore	23,522	6,668	5,131	3.53	0.77	
Moorpark	45,206	12,892	16,924	3.51	1.31	
Ojai	10,901	4,549	5,568	2.40	1.22	
Oxnard	250,608	71,602	83,328	3.50	1.16	
Port Hueneme	24,788	8,971	11,408	2.76	1.27	
Santa Paula	44,650	12,448	12,885	3.59	1.04	
Simi Valley	135,708	44,922	71,415	3.02	1.59	
Thousand Oaks	132,356	46,849	86,765	2.83	1.85	
Ventura	137,600	53,447	88,608	2.57	1.66	
Unincorporated County	117,704	36,518	47,253	3.22	1.29	
TOTAL	1,002,433	329,242	477,004	3.04	1.45	

Land Use Element



Specific Plan

Specific Plan Development (SPD): The primary purpose of lands designated as Specific Plan Development is to provide an opportunity in which all residential land uses are considered to be appropriate, as well as support uses (i.e., open space and recreation, public facilities, commercial, and all employment generating uses) that

Primary Use: Variable
Acres: N/A
Maximum Use Intensity: Land use intensity
shall be determined through
the development review process. In all
cases, the overall intensity shall be compatible
with adjacent, existing, and planned land uses.

may be appropriate subject to applicable General Plan policies and Ojai City ordinances.

Land Use Assumptions

Land Use Inventory: The City of Ojai maintains a land use data base and geographic information system (GIS) for all parcels within the General Plan study area.

Area Measurements: All land use areas included in the General Plan are measured in net acres. Net acre includes parcel acreage less dedicated street rights-of-way prior to development.

Maximum Land Use Intensity: Residential maximums are based on the number of dwelling units per each acre on land. Non-residential maximums are based on a "floor area ratio" or FAR. FAR includes the floor area of the building divided by the net lot area.

Population Intensity: Population intensity is based on average of 2.43 persons per household, with a projected vacancy rate of 5 percent.

Probable Build Out: The build out of the General Plan is assumed to be the eventual use of all land within the General Plan study area according to assumption factors contained in the Ojai General Plan Environmental Impact Report.

Probable Build Out Intensities:

City of Ojai Population (at build out based on 2.43 persons per household, with a projected vacancy rate of 5 percent):
City of Ojai Dwelling Units (at build out):
Probable Build Out Horizon Year (11 du/year for entire study area):

9,327 persons 3,838 units Year 2050

Figure 7 - General Plan Land Use Assumptions

Development within areas designated as Specific Plan Development is to be processed through the use of a specific plan pursuant to Government Code Section 65450, or similar mechanism. In addition, development within this designation

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Attachment C

ANALYSIS:

The City of Ojai requests a RHNA reduction based on several local planning factors. They include existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, and distribution of household growth assumed for purposes of comparable Regional Transportation Plans. Because of these constraints, the City of Ojai requests a reduction in its Draft RHNA Allocation of 240 units from its Allocation of 371 units.

(1) Existing or projected jobs-housing balance [Govt. Code Section 65584.04(d)(1)]

Issue: The City of Ojai argues that its Draft RHNA Allocation should be reduced based on its existing jobshousing balance. The City's adjusted employment estimate for January 1, 2011 provided by SCAG in its adopted RHNA Allocation Methodology Technical Appendix is 5,868 jobs. Based on this information, according to the City, this would yield 1.89 jobs per housing unit. The City contends that employment estimates by the California Economic Development Department (EDD) are 3,900 for the month of December 2011 and that this data yields 1.25 jobs per housing unit. The City contends that the jobs-housing balance is based on inaccurate information and that the Draft RHNA Allocation should be lowered to match the latter EDD number.

SCAG Staff Response: The January 2011 estimate provided by SCAG in the RHNA Allocation Methodology Technical Appendix is based on EDD data and measures the number of jobs located in the City regardless of worker residence. On the other hand, the 3,900 reported by the City represents the number of residents who are employed and live in the City. In considering existing and projected jobs housing relationship, it is appropriate to use the number of jobs located in a jurisdiction. For this reason, SCAG staff believes that the employment figure provided in the Technical Appendix is accurate and that no reduction is needed in the City's Draft RHNA Allocation based on this planning factor.

(2) Availability of land suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: The City cites several reasons under this planning factor that it argues warrants a reduction in its draft assigned housing need. It argues that the amount of vacant land is much less than shown on the Existing Land Use Map provided by SCAG. In addition, it has limited capacity in its General Plan and current housing element to accommodate future household growth. Furthermore, the City's total Draft RHNA Allocation for the 5th cycle, or 2012 RHNA, decreased by 13% from the 2007 RHNA Allocation, whereas it decreased by 26% for the County and 38% for the SCAG region. It argues that since the City has less vacant or underused land than most other cities, its RHNA should have decreased more than the average for other cities. Finally, the City contends that the number of housing units only increased by 5% between 1990 and 2005.

SCAG Staff Response: The Existing Land Use Maps were not used as a basis to determine household growth projections for the 2012 RHNA. Rather, Census and California Department of Finance data, local input on household growth, and other numerical sources of data were used to derive projected household growth. Moreover, per Government Code Section 65584.04(f), SCAG cannot consider a jurisdiction's General Plan as a justification to reduce its share of regional housing need



2040 POPULATION FORECAST

VENTURA CITIES AND COUNTY



March 18, 2008 Ventura County Board of Supervisors

The preparation of this report was financed in part through grants from the United States Department of Transportation- Federal Transit Administration and Federal Highway Administration- under provisions of the Transportation Equity Act of the 21st Century. Additional financial assistance was provided by the California Department of Transportation.

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- II- VACANT LAND STUDY; VENTURA CITIES AND COUNTY CAPACITY TO ACCOMMODATE GROWTH

PART I

THE DECAPOLIS 2040 FORECAST

WITH COMPARATIVE POPULATION PROJECTIONS

FOR

VENTURA COUNTY AND ITS TEN CITIES

Revised March 3, 2008

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I. INTRODUCTION

General purpose county and city governments periodically prepare population and housing projections for several decades into the future. Governments need projections to evaluate the long term impacts and needs of recent, current, and future development and growth-related policies and regulations. A projection that is considered the most probable or likely to occur is usually officially adopted as a forecast and is utilized as the basis for long-term planning of roads, water supply and treatment systems, schools, and other vital infrastructure and services.

The Decapolis 2040 report is a series of eight population projections to the year 2040 for Ventura County and its ten incorporated cities ('deca polis' is Greek for 'ten cities'). The projections are based either on "top-down" methodology developed by the Southern California Association of Governments (SCAG) or "bottom up" data provided by each city and the county. Census Bureau and California Department of Finance (DOF) census data and projections are incorporated and referenced. Projection 3 is designated the 2040 Forecast as it is based on the General Plans of the 10 cities and the county. The current VCOG Forecast was prepared in 2002 and is to the year 2025.

Report Format

Section II contains 2005 age and ethnicity population profiles for each city and the county, based on Census 2000 data and on SCAG data used in the 2006-2014 Regional Housing Needs Assessment (RHNA) projections. Section III presents three comparative "bookend" projections: 1) No In-Migration After 2010, 2) Economic Trend Extended, and 3) General Plan Capacities (which is also the VCOG 2040 Forecast). Section IV presents five comparative projections that vary underlying economic and migration assumptions in order to understand possible effects of a changes in underlying demographic and economic conditions. The final section provides context for the VCOG 2040 Forecast.

Projection Questions and Answers.

• What are population projections?

A projection is an iterative mathematical calculation performed on a reliable census database incorporating a set of assumptions about births, deaths, international migration, and domestic migration for a specific geographic area. Projections generally decline in accuracy with time. Some assumptions, such as birth and death rates, are relatively stable but others, like economic growth and migration, are more difficult to predict, especially for small geographic areas located within a larger region.

• What are Group Quarters?

Housing where residents share facilities and do not have direct access from outside such as nursing homes, fraternities and sororities, military barracks, and prisons.

• How are population estimates different from projections and forecasts?

Estimates are for past or present periods, while projections are for future periods. Estimates generally use existing data collected from various sources such as school enrollments, tax return addresses, and building permits. A time-series projection relies on estimates to create a trend, and then extends and/or modifies the trend into the future. Projections rely on assumptions and trends about future births and deaths, and migration, economic, and housing development trends to create a future year statistic. A forecast is a projection: not all projections are a forecast. An estimate cannot be a projection or forecast.

• What is the cohort-component method?

In the cohort-component method, the three components of population change (births/fertility, death/mortality/survival, and domestic and international in- and outmigration) are projected separately for each cohort. A cohort is a population that shares the same defining characteristic, such as all persons ages 5 to 10 living in Camarillo in 2005. The beginning or base year cohort populations are advanced to the next time period (usually five year increments) by using trend-based birth, survival, and net migration rates. Each iteration period, a new birth cohort is added to the population by applying the projected birth and infant survival rates to the female population of child-bearing age, and a portion of the population is subtracted based on death rates.

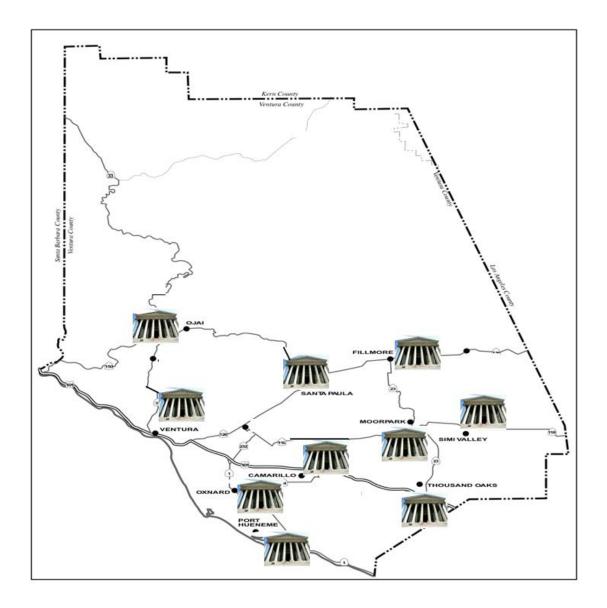
• What is the housing unit method?

Housing unit projections, usually made at the jurisdiction level, begin with a known census population and count of housing units and then calculate population change based on the number of housing units expected to be constructed and demolished within the projection time periods. Housing change is based on local trends and/or the amount of land zoned for housing that has either not been developed, or not developed to a maximum density. Population projections are 'housed' based on the number of persons per housing unit which, although variable by neighborhood, type of housing unit, and to ethnicity, is a relatively stable statistic. A small percentage of the population lives in Group Quarters such as college dormitories, military barracks, jails, and returement homes.

• What do 'Top-Down' and 'Bottom Up' mean?

Projections prepared for a small geographic area, such as a city, by allocating a share of the change taken from a state, metropolitan region, or county projection is a "top-down" approach. A projection that first works with population and housing for a series of small jurisdiction and then sums to the higher geographic area is a "bottom-up" approach. The projections in this report use some of both methods.

MAP 1 THE VENTURA DECAPOLIS



The **Decapolis** (<u>Greek</u>: *deka*, ten; *polis*, city) was a group of ten cities on the eastern frontier of the Roman Empire in Jordan, Syria, and Palestine and include modern-day Damascus and Amman. The ten cities were not an official league or political unit, but they were grouped together because of their language, culture, location, and political status. The cities also enjoyed strong commercial ties, fostered by a network of Roman roads. This led to their common identification as a "federation" or "league." [wikipedia.org]

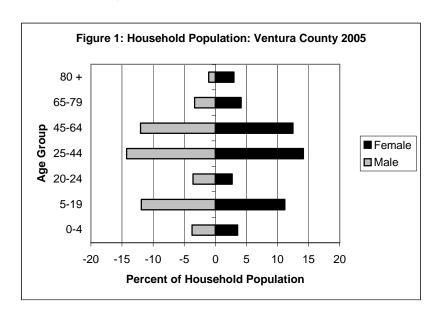
II. CITY AND COUNTY 2005 POPULATION PROFILES

The SCAG-estimated Ventura County 2005 population is 814,546, higher than the DOF-estimated 2005 population of 811,202 by 3,344, a small difference of 0.4%. The difference is not statistically significant and while both agencies are benchmarked to Census 2000 population data and use similar vital statistics, their methodologies and assumptions are not entirely the same, resulting in the small difference in the estimates.

Of the total SCAG-estimated 2005 population of nearly 814,546, 14,288 live in Group Quarters, or 1.7%. The remaining household resident population of 800,258 is shown in Table 1 and Figure 1 below. The age groups are populations for which local governments and school districts are most concerned: infants and toddlers (age 0-4); primary and secondary school and community college (age 5-19); college and workforce entry level (age 20-24); young households, many with younger children (age 25-44); mature households, many with older children and high incomes (age 45-64); healthy active retired, many with lower income but high homeownership (65-79); and the elderly who increasing need health and residential care, often in Group Quarters (80 and older). Ethnicity is summarized into White-Non-Hispanic (NH), Hispanic, and Others Non-Hispanic. Ethnicity is shown as language and some health and public services often vary with ethnicity.

Table 1
Household Population by Age Group and Ethnicity
Ventura County: 2005

	Age Group	White (NH)	Hispanic	Others (NH)	TOTAL
•	0-4	25,506	28,569	4,674	58,749
	5-19	85,150	81,115	18,555	184,820
	20-24	20,833	25,035	4,459	50,328
	25-44	114,042	89,154	24,283	227,479
	45-64	133,238	42,890	19,910	196,038
	65-79	43,994	10,563	5,388	59,945
	80 +	18,945	2,770	1,185	22,899
•	TOTAL	441,709	280,095	78,454	800,258



Neither SCAG nor DOF prepare detailed population estimates or projections at the subcounty level. There are 10 incorporated cities in Ventura County, the unincorporated County areas as a whole, and the County total, result in 12 tables on the following pages created using DOF 2005 total household population estimates and Census 2000 profiles (Table PCT13, SF 1). DOF 2005 housing and related estimates are also included. The household population estimate will not match the DOF household population total as the two statistics are from different methodologies. The intent is to show approximate age and ethnic breakdowns of the 2005 household population for each jurisdiction.

House	Table 2 Household Population by Age Group and Ethnicity Ventura County: 2005							
Age Group	Age Group White (NH) Hispanic Others (NH) TOTAL DOF 2005							
0-4	25,506	28,569	4,674	58,749				
5-19	85,150	81,115	18,555	184,820				
20-24	20,833	25,035	4,459	50,328				
25-44	114,042	89,154	24,283	227,479				
45-64	133,238	42,890	19,910	196,038				
65-79	43,994	10,563	5,388	59,945				
80 +	18,945	2,770	1,185	22,899				
TOTAL	441,709	280,095	78,454	800,258	797,588			
Households/	Occupied Ho	ousing Unit	S		258,483			
Persons per	Housing Uni	t			3.1			
Group Quart	Group Quarters 13,614							
Total all hou	Total all housing units 267,337							
Vacants	Vacants 8,854							
Percent Vac	ant				3.3%			
Total Popul	ation				811,202			

Table 3							
Household Population by Age Group and Ethnicity							
ι	Unincorporated Ventura County: 2005						
	_						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	3,666	2,333	399	6,398			
5-19	13,786	7,543	1,674	23,003			
20-24	2,592	2,021	272	4,884			
25-44	16,149	7,631	2,009	25,789			
45-64	20,948	4,174	1,704	26,827			
65-79	6,125	1,021	404	7,550			
80 +	2,206	252	90	2,548			
TOTAL	65,472	24,976	6,552	97,000	94,028		
Households/	Occupied Ho	using Units	3		30,964		
Persons per	Housing Unit				3.0		
Group Quarte	Group Quarters 2,331						
Total all hous	Total all housing units 32,920						
Vacants	Vacants 1,956						
Percent Vaca	Percent Vacant 5.9%						
Total Popula	ation				96,359		

	Table 4						
Housel	Household Population by Age Group and Ethnicity						
	Ca	ımarillo: 20	05				
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	2,414	985	431	3,830			
5-19	7,810	2,714	1,646	12,170			
20-24	1,741	693	326	2,760			
25-44	10,168	3,141	2,181	15,489			
45-64	11,875	1,695	1,861	15,431			
65-79	5,712	442	546	6,700			
80 +	3,712	108	119	3,939			
TOTAL	43,431	9,777	7,111	60,319	61,214		
Households/	Occupied Ho	using Units	;		23,096		
Persons per	Housing Unit				2.7		
Group Quarte	Group Quarters						
Total all housing units					23,617		
Vacants					521		
Percent Vaca	ant				2.2%		
Total Popula	ation				62,602		

Table 5							
Housel	Household Population by Age Group and Ethnicity						
	Fi	Ilmore: 200)5				
	_						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	228	969	28	1,224			
5-19	779	3,068	95	3,942			
20-24	198	922	27	1,148			
25-44	1,001	2,994	123	4,118			
45-64	1,183	1,654	102	2,939			
65-79	602	395	28	1,025			
80 +	329	135	4	467			
TOTAL	4,320	10,137	406	14,862	14,923		
Households/	Occupied Ho	using Units	3		4,142		
Persons per	Housing Unit				3.6		
Group Quart	Group Quarters						
Total all housing units 4,24					4,241		
Vacants 99					99		
Percent Vacant 2.3%					2.3%		
Total Popula	ation				15,169		

Table 6							
House	Household Population by Age Group and Ethnicity						
	Mo	orpark: 20	05				
	_						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	1,506	972	188	2,666			
5-19	5,444	3,036	981	9,461			
20-24	966	893	156	2,016			
25-44	5,921	3,066	992	9,979			
45-64	5,353	1,528	844	7,725			
65-79	821	312	127	1,261			
80 +	244	61	26	331			
TOTAL	20,255	9,869	3,315	33,438	35,670		
Households/	Occupied Ho	using Units	;		10,099		
Persons per	Housing Unit				3.5		
Group Quart	ers				12		
Total all housing units					10,211		
Vacants					112		
Percent Vaca	ant				1.1%		
Total Popula	ation				35,682		

Table 7							
Housel	Household Population by Age Group and Ethnicity						
		Ojai: 2005					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	249	128	24	402			
5-19	1,301	388	102	1,791			
20-24	246	111	21	378			
25-44	1,275	430	86	1,791			
45-64	2,156	232	104	2,492			
65-79	767	72	37	876			
80 +	531	31	8	571			
TOTAL	6,527	1,393	381	8,301	7,933		
Households/	Occupied Ho	using Units	3		3,158		
Persons per	Housing Unit				2.5		
Group Quarte	Group Quarters 19						
Total all housing units 3,30					3,301		
Vacants 143					143		
Percent Vacant 4.3%					4.3%		
Total Popula	ation				8,123		

Table 8 Household Population by Age Group and Ethnicity Oxnard: 2005						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005	
0-4	1,621	13,100	1,296	16,017	DOI 2003	
5-19	5,026	37,039	5,517	47,582		
20-24	1,950	12,359	1,591	15,900		
25-44	8,947	39,582	6,860	55,388		
45-64	11,799	18,093	6,308	36,201		
65-79	5,057	4,574	2,194	11,825		
80 +	1,723	1,097	460	3,280		
TOTAL	36,123	125,844	24,226	186,193	185,553	
Households/	Occupied Ho	using Units	3		47,644	
Persons per	Housing Unit				3.9	
Group Quarte	Group Quarters					
Total all housing units					49,382	
Vacants					1,738	
Percent Vaca	ant				3.5%	
Total Popula	ation				188,150	

Table 9							
House	Household Population by Age Group and Ethnicity						
	Port	Hueneme:	2005				
	_						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	565	1,122	283	1,970			
5-19	1,234	2,893	813	4,939			
20-24	689	929	267	1,885			
25-44	2,442	3,183	1,232	6,856			
45-64	2,308	1,347	679	4,335			
65-79	1,314	332	263	1,910			
80 +	629	65	37	732			
TOTAL	9,181	9,871	3,574	22,627	21,424		
Households/	Occupied Ho	using Units	3		7,443		
Persons per	Housing Unit				2.9		
Group Quart	ers				1,195		
Total all housing units 8,03					8,037		
Vacants 594					594		
Percent Vacant 7.4%					7.4%		
Total Popula	ation				22,619		

Table 10							
House	Household Population by Age Group and Ethnicity						
	Ven	tura City: 2	005				
	_						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	3,583	2,842	494	6,919			
5-19	11,927	7,712	1,864	21,503			
20-24	3,540	2,021	534	6,094			
25-44	18,861	8,819	2,653	30,333			
45-64	21,061	4,206	1,945	27,211			
65-79	8,065	1,124	435	9,624			
80 +	3,768	302	131	4,201			
TOTAL	70,805	27,026	8,055	105,886	103,048		
Households/	Occupied Ho	using Units	;		39,821		
Persons per	Housing Unit				2.6		
Group Quart	ers				2,661		
Total all housing units					41,143		
Vacants 1,					1,322		
Percent Vacant 3.2%					3.2%		
Total Popula	ation				105,709		

Table 11							
Housel	Household Population by Age Group and Ethnicity						
	San	ta Paula: 2	005				
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	336	2,337	45	2,718			
5-19	1,295	6,472	160	7,927			
20-24	351	2,050	63	2,464			
25-44	1,643	7,169	188	9,000			
45-64	2,395	3,553	189	6,137			
65-79	1,181	1,070	60	2,312			
80 +	704	349	14	1,067			
TOTAL	7,905	22,999	719	31,623	28,927		
Households/	Occupied Ho	using Units	•		8,206		
Persons per	Housing Unit				3.5		
Group Quarters					243		
Total all housing units 8,412					8,412		
Vacants 206					206		
Percent Vacant 2.4%					2.4%		
Total Popula	ation				29,170		

	Table 12						
Housel	Household Population by Age Group and Ethnicity						
	Sim	ni Valley: 20	005				
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	5,653	2,035	768	8,456			
5-19	18,102	5,863	3,036	27,001			
20-24	4,568	1,624	716	6,908			
25-44	24,129	6,933	4,087	35,150			
45-64	23,854	3,730	3,118	30,702			
65-79	5,708	696	675	7,078			
80 +	1,665	196	138	1,998			
TOTAL	83,678	21,077	12,538	117,293	120,175		
Households/	Occupied Ho	using Units	3		39,136		
Persons per	Housing Unit				3.1		
Group Quarte	ers				800		
Total all housing units					40,051		
Vacants					915		
Percent Vaca	ant				2.3%		
Total Popula	ation				120,975		

Table 13							
Housel	Household Population by Age Group and Ethnicity						
	Thous	sand Oaks:	2005				
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL	DOF 2005		
0-4	5,683	1,746	719	8,149			
5-19	18,447	4,387	2,667	25,501			
20-24	3,994	1,410	487	5,891			
25-44	23,507	6,206	3,873	33,585			
45-64	30,305	2,677	3,056	36,039			
65-79	8,641	525	618	9,784			
80 +	3,434	176	157	3,766			
TOTAL	94,011	17,127	11,577	122,715	124,693		
Households/	Occupied Ho	using Units	3		44,774		
Persons per	Housing Unit				2.8		
Group Quart	ers				1,951		
Total all housing units 46,022					46,022		
Vacants 1,248							
Percent Vaca	Percent Vacant 2.7%						
Total Popula	ation				126,644		

III. THREE BOOKEND PROJECTIONS

The following three county-level 2020 and 2040 projections are presented as 'bookends' to understand the principal demographic and economic trends that largely define future population change. Projection 1, No In-Migration After 2010, calculates future population growth based only on the 2010 resident population and reduces to zero the assumption for post-2010 in-migration, (i.e. people moving here to retire or for employment). Projection 1 may be interpreted as the "low-end" first bookend, inevitable population growth due to local demographic natural increase.

Projection 2, SCAG Economic Trend, projects future population based on extending recent overall economic growth trends and allowing in-migration to fill jobs not filled by current residents. Projection 2 may be interpreted as the "high-end" bookend, population growth implicitly needed to continue trend-based local economic growth which partly relies on in-migration (either domestic or international, legal or undocumented).

Both Projections 1 and 2 initially do not include the Group Quarters population which is added in as an additional 1.67% of the resident population to project the total population.

The third bookend projection is Projection 3, General Plan Capacities (which is also the VCOG Forecast), which may be interpreted as the amount of growth the ten cities and the county are prepared to accommodate to the year 2040.

Figure 1 illustrates the three bookends projections and, for comparison, DOF projections for 2020 and 2040. DOF is the highest at 1,135,684 by 2040, followed by Economic Trend 1,070,000, , then General Plans Capacity at just over 1,000,000, and the No-Migration projection is the lowest at approximately 980,000 by 2040. Details for each projection follow.

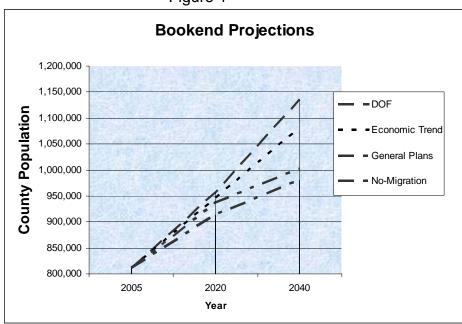


Figure 1

1. NO IN-MIGRATION AFTER 2010

Projection 1 assumes no in-migration into the County after 2010. This projection shows population growth that is based only on births, deaths, and out-migration after the year 2010. Most of the expected non-migration "natural increase" growth is in the Hispanic population and the population profile moves more towards the older age groups, a trend that reflects national demographics as much as local. The countywide population grows to nearly 913,379 by 2020, then to just under 980,000 by 2040. The Group Quarters (GQ) population is a constant 1.67% of the household population.

Table 14 Household Population by Age Group and Ethnicity Projection 1: No In-Migration after 2010 Ventura County: 2020						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	21,718	31,547	3,459	56,725		
5-19	73,315	89,527	14,292	177,133		
20-24	27,750	28,180	6,255	62,185		
25-44	94,600	105,612	21,896	222,109		
45-64	138,152	79,725	27,296	245,174		
65-79	74,163	22,409	9,673	106,245		
80 +	21,856	4,657	2,292	28,805		
TOTAL	451,555	361,657	85,164	898,376		
w/GQ Pop.				913,379		

Table 15 Household Population by Age Group and Ethnicity Projection 1: No In-Migration after 2010 Ventura County: 2040						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	19,005	33,399	3,243	55,648		
5-19	65,198	99,417	10,982	175,597		
20-24	21,698	31,519	3,456	56,672		
25-44	100,848	117,479	20,494	238,821		
45-64	91,782	102,181	21,125	215,088		
65-79	81,682	53,650	16,984	152,316		
80 +	47,857	15,165	6,567	69,588		
TOTAL	428,071	452,811	82,850	963,731		
w/GQ Pop.				979,826		

2. SCAG ECONOMIC TREND

SCAG regularly prepares detailed population, housing, and employment projections for the Regional Transportation Plan (RTP), Regional Housing Needs Assessment (RHNA), and Regional Air Quality Management Plan (AQMP). For the 2006-2014 RHNA planning period, SCAG prepared a top-down projection that assumes global, national and state-level economic growth trends will continue and that jobs created in the state will be filled either by the existing labor force, the future local labor force, an increase in local labor force participation, and/or from domestic and international in-migrants. In short, this approach assumes local populations will grow to fill jobs. Under this projection, the county's population would increase to 947,556 by 2020, and to 1,081,715 by 2040. By 2040, the county needs to accommodate an extra 100,000 people to maintain recent economic trends, compared to Projection 1. The Group Quarters population is a constant 1.67% of the household population.

Table 16 Household Population by Age Group and Ethnicity Projection 2: SCAG Economic Trend Ventura County: 2020						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	22,382	33,807	4,704	60,892		
5-19	78,398	100,523	18,420	197,341		
20-24	19,947	31,633	4,618	56,198		
25-44	103,121	114,897	26,606	244,624		
45-64	135,070	78,573	25,867	239,510		
65-79	73,202	21,019	8,440	102,661		
80 +	23,905	5,031	1,829	30,765		
TOTAL	456,025	385,483	90,483	931,991		
w/GQ Pop.				947,556		

Table 17 Household Population by Age Group and Ethnicity Projection 2: SCAG Economic Trend Ventura County: 2040						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	15,690	43,957	4,759	64,406		
5-19	60,806	135,893	18,932	215,631		
20-24	16,448	44,363	4,904	65,715		
25-44	81,587	163,448	27,820	272,854		
45-64	102,414	118,812	27,619	248,845		
65-79	70,253	49,997	12,185	132,436		
80 +	45,621	14,690	3,749	64,061		
TOTAL	392,819	571,161	99,967	1,063,947		
w/GQ Pop.				1,081,715		

GENERAL PLANS CAPACITY

Local population, housing, and jobs projections to 2035, prepared for the 2007 Regional Transportation Plan (RTP), were extended to 2040 and are presented here as Projection 3: General Plan Capacities. This bottom-up projection reflects the General Plans of the 10 cities and county and speculates, to some extent, on future amendments and/or annexations. This projection is not based on the SCAG cohort model used in Projections 1 and 2, and therefore does not initially have age and ethnicity breakdowns: only total population is presented for each jurisdiction. The total county population grows to 937,216 in 2020, and 1,002,433 by 2040. Group Quarters population is a constant 1.67% of the household population.

Table 18 Population, Housing, and Jobs Projection 3: General Plans Capacity Ventura County: 2020								
				Person per	Jobs/Hsg			
Jurisdiction	Population	Housing	Jobs	Unit	Ratio			
Camarillo	76,218	28,895	41,159	2.64	1.42			
Fillmore	19,927	5,489	3,891	3.63	0.71			
Moorpark	44,595	12,717	14,457	3.51	1.14			
Ojai	9,560	3,824	4,437	2.50	1.16			
Oxnard	234,304	66,944	68,748	3.50	1.03			
Port Hueneme	22,981	7,924	9,808	2.90	1.24			
Santa Paula	42,182	11,527	10,111	3.66	0.88			
Simi Valley	131,894	42,686	53,800	3.09	1.26			
Thousand Oaks	130,773	45,733	75,254	2.86	1.65			
Ventura	121,753	46,368	75,693	2.63	1.63			
Unincorporated County	103,029	34,158	52,264	3.02	1.53			
TOTAL	937,216	306,265	409,622	3.06	1.34			

Table 19 Population, Housing, and Jobs Projection 3: General Plans Capacity Ventura County: 2040								
Jurisdiction	Population	Housing	Jobs	Person per Unit	Jobs/Hsg Ratio			
	•							
Camarillo	79,391	30,377	47,720	2.61	1.57			
Fillmore	23,522	6,668	5,131	3.53	0.77			
Moorpark	45,206	12,892	16,924	3.51	1.31			
Ojai	10,901	4,549	5,568	2.40	1.22			
Oxnard	250,608	71,602	83,328	3.50	1.16			
Port Hueneme	24,788	8,971	11,408	2.76	1.27			
Santa Paula	44,650	12,448	12,885	3.59	1.04			
Simi Valley	135,708	44,922	71,415	3.02	1.59			
Thousand Oaks	132,356	46,849	86,765	2.83	1.85			
Ventura	137,600	53,447	88,608	2.57	1.66			
Unincorporated County	117,704	36,518	47,253	3.22	1.29			
TOTAL	1,002,433	329,242	477,004	3.04	1.45			

IV. ASSUMPTION SENSITIVE PROJECTIONS

4. LARGER AGRICULTURAL LABOR FORCE

This projection is a variation of Projection 2 (Economic Trend) with a 22% increase in the agricultural labor force under the assumption that local agriculture will need to shift to more labor intensive and higher value crops to remain economically viable. Projection 2 includes an in-migration assumption of 20,413 in every five-year period, which is increased to 25,000. As a result, compared to Projection 3, the county population increases by 27,180 people in 2020 and 43,238 by 2040. Increasing agricultural employment by 22%, then, has a minimal at the county level but would likely impact the Santa Paula to Oxnard area.

Table 20 Household Population by Age Group and Ethnicity Projection 4: Larger Agriculture Labor Force Ventura County: 2020						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	22,540	34,970	4,870	62,380		
5-19	79,436	103,654	19,132	202,222		
20-24	21,911	33,951	5,464	61,326		
25-44	105,508	119,529	27,809	252,847		
45-64	135,885	79,747	26,401	242,033		
65-79	74,370	21,342	8,696	104,408		
80 +	26,445	5,199	1,865	33,509		
TOTAL	466,095	398,393	94,237	958,725		
w/GQ Pop.				974,736		

Table 21 Household Population by Age Group and Ethnicity Projection 4: Larger Agriculture Labor Force Ventura County: 2040							
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	4,987	66,908					
5-19	61,485	143,004	20,013	224,501			
20-24	18,466	47,918	5,938	72,321			
25-44	83,369	173,384	29,528	286,281			
45-64	102,670	122,975	28,798	254,443			
65-79	71,063	51,016	12,718	134,797			
80 +	48,311	15,039	3,874	67,224			
TOTAL	401,033	599,587	105,855	1,106,475			
w/GQ Pop.				1,124,953			

5. TEN YEAR HISPANIC BIRTH RATE INCREASE

Projection 5 assumes that if a guest worker and/or immigration reform program is passed by Congress, a 10 % increase in birth rates among the Hispanic population would occur for 10 years. A Hispanic birth rate increase did occur after the 1986 Immigration Reform Act that lasted about 10 years. As a result of this assumption, compared to Projection 2 (Economic Trend), the total county population increases by an additional 21,153 by 2020, and an additional 23,077 by 2040. Increasing the Hispanic birth rate by itself has a minimal at the county level, but would likely impact the Santa Paula to Oxnard area more than other areas. If a Hispanic higher birth rate were coupled with the projected increase in agricultural employment shown in Projection 4, the combined increase in population would be close to 50,000 by 2020, and 65,000 in 2040, which is a significant increase that would likely occur in the Santa Paula to Oxnard area.

Table 22 Household Population by Age Group and Ethnicity Projection 5: Ten-Year Hispanic Birth Rate Increase Ventura County: 2020							
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	22,445	34,049	4,713	61,207			
5-19	79,182	105,588	18,796	203,566			
20-24	21,841	32,757	5,266	59,864			
25-44	105,036	117,217	27,131	249,383			
45-64	135,706	79,402	26,089	241,197			
65-79	74,316	21,245	8,579	104,141			
80 +	26,411	5,171	1,857	33,439			
TOTAL	464,938	395,430	92,430	952,797			
w/GQ Pop.				968,709			

Table 23 Household Population by Age Group and Ethnicity Projection 5: Ten-Year Hispanic Birth Rate Increase Ventura County: 2040							
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	15,721	44,740	4,756	65,217			
5-19	61,538	138,538	19,309	219,385			
20-24	18,553	45,808	5,623	69,984			
25-44	83,534	168,075	28,322	279,932			
45-64	102,879	120,334	27,760	250,973			
65-79	71,331	50,493	12,288	134,113			
80 +	48,377	14,902	3,762	67,041			
TOTAL	401,933	582,892	101,820	1,086,645			
w/GQ Pop.				1,104,792			

6. INCREASED LIFE SPAN

This projection builds on the assumption that medical care improvements would have the effect of extending the average life span by ten percent. About 35 years ago, in 1970, the average life expectancy was 70.8 years. In 2007, it is now 78.0, roughly a 10% increase. Projection 6 begins with Projection 2 (Economic Trend) and adjusts mortality rates to extend life spans by another 10% by 2040 (33 years), although this projection exaggerates the effect of the assumption as the change occurs all at once. The effect of extended life spans is to increase housing consumption and decrease the labor force participation rate, leading to a need for higher in-migration to fill jobs. By the year 2020, the county total population is about 30,000 higher; about 50,000 higher by 2040. The higher population equates to roughly 15,000 and 25,000 additional housing units, respectively in 2020 and 2040.

Table 24 Household Population by Age Group and Ethnicity Projection 6: Increased Life Span Ventura County: 2020							
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	22,513	33,876	4,716	61,104			
5-19	79,363	101,430	18,812	199,605			
20-24	21,949	32,603	5,281	59,833			
25-44	105,342	116,702	27,147	249,191			
45-64	135,976	79,161	26,101	241,239			
65-79	79,322	22,503	9,062	110,888			
80 +	30,588 6,114 2,178 38,880						
TOTAL	475,054	392,389	93,296	960,739			
w/GQ Pop.				976,784			

Table 25 Household Population by Age Group and Ethnicity Projection 6: Increased Life Span Ventura County: 2040								
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL				
0-4	15,965	43,766	4,758	64,488				
5-19	62,318	136,190	19,338	217,846				
20-24	18,944	45,237	5,649	69,830				
25-44	84,793	164,531	28,338	277,661				
45-64	104,072	118,848	27,779	250,699				
65-79	77,706	53,441	13,093	144,241				
80 +	63,937	19,861	4,982	88,780				
TOTAL	427,735	581,874	103,937	1,113,545				
w/GQ Pop.				1,132,142				

^{1 &}lt; http://www.infoplease.com/ipa/A0004393.html>

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7. HOUSING COST MIGRATION EFFECT

Projection 7, Housing Cost Migration Effect, is an attempt to project an apparent recent trend of increased out-migration of younger households (which includes school age children) who have difficulty with housing costs, and increased in-migration of mature households who presumably can afford Ventura County relatively higher-cost housing. Projection 7 increases out-migration of young households (under age 25) and increases in-migration of mature households (age 35 and older) by 15 % each, beginning in 2005. By 2020, the overall impact of this assumption is negligible on the total county population, but the distribution within ages increases the older age groups.

Table 26 Household Population by Age Group and Ethnicity Projection 7: Housing Cost Migration Effect Ventura County: 2020							
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	20,167	32,194	4,340	56,701			
5-19	71,632	96,642	17,146	185,420			
20-24	18,333	30,562	4,194	53,089			
25-44	97,897	114,150	25,864	237,911			
45-64	143,433	83,506	27,978	254,917			
65-79	77,918	21,998	9,023	108,938			
80 +	27,439	5,291	1,967	34,698			
TOTAL	456,819	384,343	90,512	931,675			
w/GQ Pop.				947,234			

Table 27 Household Population by Age Group and Ethnicity Projection 7: Housing Cost Migration Effect Ventura County: 2040							
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	13,023	41,589	4,359	58,970			
5-19	52,033	129,094	17,857	198,984			
20-24	15,739	43,372	5,312	64,422			
25-44	71,737	158,384	26,493	256,614			
45-64	105,955	127,169	29,748	262,872			
65-79	77,206	55,142	13,547	145,894			
80 +	51,834	15,927	4,121	71,882			
TOTAL	387,526	570,676	101,436	1,059,638			
w/GQ Pop.				1,077,334			

8. JOBS-HOUSING RATIO ADJUSTED

The final projection is based on the vacant land study prepared by County of Ventura planning staff for the 2005 to 2035 period (Part II) that focuses on the availability of residential and commercial/industrial vacant land to accommodate growth and, in addition, examines resulting jobs-housing ratios for each jurisdiction. Projection 8 then alters the housing and/or jobs added between 2005 and 2035 to move each jurisdiction into jobs/housing ratio that falls between 1.10 and 1.34.

Jobs/Housing Balance Issues

In considering the jobs-households balance factor, there are two factors that complicate the situation somewhat:

The SCAG-approved equilibrium range of 1.10 to 1.34 that is used in this study may need to be reconsidered. This ratio range has been in use for some time; it may be appropriate to review it in terms of current jobs-households patterns, as well as Ventura County's needs, since the ratio is for the entire SCAG area. The County's unusual pattern of individual cities bound by SOAR/CURB boundaries, and separated from each other by agriculture, open space, and greenbelts, may require a different approach.

City boundaries versus "jobs sheds". This study looks at the jobs-households balance by city boundary; in other words, whether jobs and households were balanced within those boundaries. However, it may be more realistic to consider this balance in terms of a "jobs shed" concept. For jobs-households balance purposes, city boundaries are relatively arbitrary limits. For example, from a jobs-households balance perspective, the Cities of Oxnard and Port Hueneme could be considered as a single jobs-households unit, since they are so close together. It can reasonably be argued that an employee could commute more easily from Oxnard to Port Hueneme (or vice versa) than from one end of Thousand Oaks, or Simi Valley, to the other end of the same city.

Unfortunately, it is outside the parameters of this study to identify and define functional "jobs sheds" for the County and its cities. A previous study, the "Economic/Transit/Mixed Use Strategies for Housing Rich Communities," prepared in June 2004, looked at some of these issues.

Camarillo

Neighboring unincorporated residential areas such as Las Posas Estates, the Santa Rosa Valley, and the Heights should be considered part of the city's jobs-households balance area. It is outside the scope of this study to identify and define such areas, and to calculate the resulting jobs-households balance. However, it should be noted that the presence of these residential communities adjacent to Camarillo would bring its jobs-households ratio much closer to equilibrium, or possibly to within the equilibrium range.

Oxnard/Port Hueneme

It should also be noted that the Cities of Oxnard and Port Hueneme are functionally a single jobs-housing unit, since they are so close together. With Oxnard being in the low, housing-rich end of the range, and Port Hueneme being noticeably jobs-rich, their combined equilibrium is more balanced.

Thousand Oaks

The City of Thousand Oaks, together with adjacent unincorporated communities, unincorporated islands and the neighboring City of Westlake Village (in Los Angeles County) might reasonably be considered as part of a single "jobs shed" since they are so close together. The adjacent unincorporated communities include Ventu Park, Kelly Estates and Oak Park and the unincorporated islands include Casa Conejo, Lynn Ranch and Rolling Oaks. It should be pointed out that the proximity of these largely residential areas to the City of Thousand Oaks would effectively bring its jobs-households ratio much closer to equilibrium, or perhaps within that range.

Table 28									
Population, Housing, and Jobs									
	Projection 8: Jobs-Housing Ratio Adjusted								
		Housing and	d Jobs Adde	d 2005-2035					
i				i					
	Additional	Additional	Adjusted		Additional	Adjusted	2035 Jobs		
	Housing	Housing	Additional	Additional	Jobs	Additional	Housing		
Jurisdiction	Capacity	Projected	Housing	Jobs Capacity	Projected	Jobs	Ratio		
Camarillo	1,232	6,992	6,992	13,596	11,467	6,052	1.34		
Fillmore	514	2,223	233	9,609	1,733	1,733	1.10		
Moorpark	1,333	2,718	2,718	3,628	5,520	5,520	1.27		
Ojai	362	1,198	1,198	726	1,483	1,483	1.21		
Oxnard	9,489	29,132	24,070	37,850	21,885	21,885	1.10		
Port Hueneme	25	1,293	1,293	106	2,390	2,390	1.26		
Santa Paula	1,123	3,934	2,777	2,218	3,760	3,760	1.10		
Simi Valley	1,188	4,590	4,590	30,198	24,522	16,474	1.34		
Thousand Oaks	1,466	1,929	5,100	4,029	17,234	0	1.34		
Ventura	5,510	11,621	11,601	6,198	22,632	6,500	1.34		
Unincorporated County	13,530	4,531	4,590	8,603	4,342	3,979	1.34		
TOTAL	35,772	70,161	65,162	116,761	116,968	69,776			

Table 29 Population, Housing, and Jobs Projection 8: Jobs-Housing Ratio Adjusted 2040 Population Projection									
	Adjusted	2020	2005 DOF	2020	2035	Total 2035	Total 2040		
	Additional	Persons	Number of	General Plans	Household	Population	Population		
Jurisdiction	Housing	per Unit	Households	Population	Population*	with GQ**	***		
Camarillo	6,992	2.64	23,096	76,218	78,812	80,128	82,131		
Fillmore	233	3.63	4,142	19,927	15,857	16,122	16,525		
Moorpark	2,718	3.51	10,099	44,595	44,660	45,406	46,541		
Ojai	1,198	2.50	3,158	9,560	10,800	10,981	11,255		
Oxnard	24,070	3.76	47,644	236,039	266,702	271,155	277,934		
Port Hueneme	1,293	2.90	7,443	22,981	25,223	25,645	26,286		
Santa Paula	2,777	3.66	8,206	42,182	39,886	40,553	41,566		
Simi Valley	4,590	3.09	39,136	131,894	134,682	136,931	140,354		
Thousand Oaks	5,100	2.86	44,774	130,773	142,177	144,551	148,165		
Ventura	11,601	2.63	39,136	121,753	132,311	134,521	137,884		
Unincorporated County	4,590	3.02	30,964	103,029	106,824	108,608	111,324		
TOTAL	65,162	3.08	257,798	938,951	997,934	1,014,600	1,039,965		

^{*} Assumes 3% vacancy for Additional Housing

V. COMPARATIVE DISCUSSION

Table 30 ranks the eight projections from low to high projected 2020 population, followed by the most current DOF projection. Projection No. 1 (No In-Migration After 2010), as expected, generates the lowest population increase and serves as a benchmark for understanding the other projections. Projection No. 1 shows that the county's total population would likely increase to 2020 by just over 100,000 based almost entirely on natural increase of the resident population. If there are no dramatic changes in birth and survival rates, outmigration, the economy, or the environment, this growth of 102,000 is basically inevitable. Between 2020 and 2040, Ventura County would grow by an additional 66,447 people for a combined 2005 to 2040 increase of 168,624 people. After subtracting 1.67 % living in Group Quarters, dividing by a countywide household size of 3.08, and adding a modest three percent vacancy factor, this amount of population growth generates a need for 53,834 housing units. Projection 8, Table 28, showed that the countywide capacity for housing on vacant land is about 36,000 units and that the total anticipated new housing countywide is 70,161 units, implying that most new housing will be developed within existing urban areas rather than on vacant land. Based on these data, it would appear there is sufficient housing supply for population growth to 2020.

Projection 1 (No In-Migration After 2010) is less than Projection 2 (SCAG Economic Trend) by about 34,000 in 2020, and 102,000 in 2040. This difference may be interpreted as the "price" paid in terms of in-migrating population to fill jobs for which there is not enough local labor force. The "price" is relatively small in 2020, but grows by 2040 as more of the local labor force exits the labor force while the economy is assumed to continue to grow. In short, after 2020, some economic growth may not occur in a pattern similar to the past if the county's population were somehow prevented from adding in-migrants after 2010.

^{**} Adds 1.67% for Group Quarters Population

^{***} Assumes 0.5% annual growth in all jurisdictions for 5 years

The next lowest 2020 projected population is from Projection No. 3 (General Plans). Total population under this projection would increase by 15.5% (126,014) by 2020, then another 7.0% between 2020 and 2040, for a total increase of 23.6% (191,231) between 2005 and 2040. The total 2040 projected population of 1,002,433 is about 133,000 less than the DOF's 2040 population projection of 1,135,658.

The third lowest 2020 projected population is from Projection 8 (Jobs-Housing Ratio Adjusted) where the 2040 population is 1,077,334. Recall that this projection began with the anticipated housing growth in Projection 3 (General Plans) and adjusted both housing and jobs growth so that no jurisdiction was outside an acceptable jobs/housing ratio range. The reasoning for the adjustment is that if all communities are within the desirable range, the possibility of working within a community is maximized and cross-county commuting is minimized. Projection 8 is an exercise is evaluating the cumulative effects of future added housing and jobs within a region and, as such, is a work-in-progress.

	Table 30 Summary of Projections, Ranked by 2020 Population Low to High Ventura County: 2005, 2020, and 2040									
	Projection	Total Population 2005	Total Population 2020	Change 2005 to 2020	Percent Change	Total Population 2040	Change 2020 to 2040	Percent Change	Change 2005 to 2040	Percent Change
1	No In-Migration After 2010	811,202	913,379	102,177	12.6%	979,826	66,447	7.3%	168,624	20.8%
3	General Plans Capacity	811,202	937,216	126,014	15.5%	1,002,433	65,217	7.0%	191,231	23.6%
8	Jobs-Housing Ratio Adjusted	811,202	938,951	127,749	15.7%	1,039,965	101,014	10.8%	228,763	28.2%
7	Housing Cost Migration Effect	811,202	947,234	136,032	16.8%	1,077,334	130,100	13.7%	266,132	32.8%
2	SCAG Economic Trend	811,202	947,556	136,354	16.8%	1,081,715	134,159	14.2%	270,513	33.3%
5	Ten-Year Hispanic Birth Rate Increase	X11 /11/	968,709	157,507	19.4%	1,104,792	136,083	14.0%	293,590	36.2%
4	Larger Agricultural Labor Force	811,202	974,736	163,534	20.2%	1,124,953	150,217	15.4%	313,751	38.7%
6	Increased Life Span	811,202	976,784	165,582	20.4%	1,132,142	155,358	15.9%	320,940	39.6%
	Department of Finance	811,202	954,392	143,190	17.7%	1,135,658	181,266	19.0%	324,456	40.0%

Projections 7 (Housing Cost Migration Effect) and 2 (SCAG Economic Trend) are midrange projections. Projections 5 (Ten-Year Hispanic Birth Rate Increase) and 4 (Larger Agricultural Labor Force) are slightly higher mid-range projections. Finally, the highest projected 2040 population is found in Projection 6 (Increased Life Span) which results in the highest populations in both 2020 and 2040. Note that the DOF projections are close to Projection 6, but the underlying assumption is more weighted toward in-migration rather than extended life spans.

VII. VENTURA COUNCIL OF GOVERNMENTS 2040 FORECAST

Projection 3 is also the adopted VCOG 2040 Forecast, meaning this projection is considered the most likely of the eight projections in this study. The VCOG Forecast should be considered reasonable in the near term, to 2020, and increasingly subject to economic and other events in the long term, post-2020. Error increases with time in all projections and forecasts, and the many explicit and implicit assumptions may, or may not, unfold as expected. The year 2020, of course, is also the most widely used out-year for the various city and county SOAR ordinances and initiatives. Growth rates vary at the city level, growth is more likely to occur prior to 2020 as cities build out their existing supply of vacant land, and after 2040 growth would occur mostly within existing urbanized areas.

Below are 2040 population tables for the county as a whole, each city, and the unincorporated county. In total, age and ethnicity proportions roughly match those of the DOF 2040 cohort-based projection.

VCOG 2040 Forecast								
	•		up and Ethnicity					
	V	entura Coun	ty					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL				
0-4	19,337	44,497	4,674	68,508				
5-19	66,677	117,451	15,563	199,691				
20-24	23,948	37,322	5,183	66,454				
25-44	81,287	147,143	22,062	250,491				
45-64	100,053	103,467	23,093	226,612				
65-79	56,180	46,620	13,913	116,712				
80 +	47,351	17,513	9,099	73,963				
TOTAL	394,833	514,013	93,587	1,002,433				
Total Housing	Units			329,313				
Persons per F	lousing Unit			3.0				
Employment/	Jobs			477,005				
Jobs per Hous	Jobs per Housing Unit 1.4							
2000	2010	2020	2030	2040				
739,985	805,597	871,209	936,821	1,002,433				

VCOG 2040 Forecast						
Т	otal Population	n by Age Gro	up and Ethnicity	У		
		Camarillo				
	-					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	1,977	1,906	498	4,381		
5-19	6,587	4,874	1,593	13,054		
20-24	2,187	1,298	448	3,932		
25-44	7,861	6,404	2,284	16,549		
45-64	9,720	5,018	2,499	17,237		
65-79	8,048	2,414	1,685	12,147		
80 +	10,167	840	1,084	12,090		
TOTAL	46,547	22,753	10,091	79,391		
Total Housing				30,377		
Persons per H	ousing Unit			2.6		
Employment/J	Employment/Jobs 47,720					
Jobs per Housing Unit 1.6						
2000	2010	2020	2030	2040		
56,138	61,951	67,764	73,578	79,391		

VCOG 2040 Forecast							
T	Total Population by Age Group and Ethnicity						
		Fillmore					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	155	1,550	26	1,731			
5-19	543	4,556	76	5,175			
20-24	206	1,428	31	1,665			
25-44	640	5,048	106	5,794			
45-64	801	4,047	114	4,961			
65-79	701	1,785	71	2,557			
80 +	745	868	26	1,639			
TOTAL	3,790	19,282	450	23,522			
Total Housing				6,668			
Persons per H	•			3.5			
Employment/J	Employment/Jobs 5,131						
Jobs per Hous	Jobs per Housing Unit 0.8						
2000	2010	2020	2030	2040			
13,397	15,928	18,459	20,991	23,522			

VCOG 2040 Forecast Total Population by Age Group and Ethnicity Moorpark						
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	1,268	1,934	223	3,425		
5-19	4,721	5,606	976	11,303		
20-24	1,248	1,720	221	3,189		
25-44	4,707	6,429	1,068	12,204		
45-64	4,505	4,651	1,166	10,322		
65-79	1,190	1,753	404	3,346		
80 +	687	488	240	1,416		
TOTAL	18,326	22,581	4,298	45,206		
Total Housing Units 12,892 Persons per Housing Unit 3.5 Employment/Jobs 16,924 Jobs per Housing Unit 1.3						
2000	2010	2020	2030	2040		
31,403	34,854	38,304	41,755	45,206		

VCOG 2040 Forecast							
T	Total Population by Age Group and Ethnicity						
		Ojai					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	206	250	28	483			
5-19	1,105	702	99	1,907			
20-24	311	210	29	550			
25-44	993	884	90	1,967			
45-64	1,778	692	140	2,610			
65-79	1,089	395	115	1,599			
80 +	1,465	245	75	1,785			
TOTAL	6,948	3,377	576	10,901			
Total Housing				4,549			
Persons per H	•			2.4			
	Employment/Jobs 5,568						
Jobs per Housing Unit 1.2							
2000	2010	2020	2030	2040			
7,672	8,479	9,287	10,094	10,901			

VCOG 2040 Forecast						
Т	otal Population	n by Age Gro	up and Ethnicity	У		
	(Oxnard 2040)			
	_					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	938	17,906	1,057	19,900		
5-19	2,994	46,974	3,770	53,738		
20-24	1,730	16,343	1,543	19,616		
25-44	4,885	56,997	5,072	66,954		
45-64	6,821	37,820	5,983	50,624		
65-79	5,032	17,647	4,778	27,457		
80 +	3,333	6,038	2,950	12,321		
TOTAL	25,732	199,724	25,152	250,608		
Total Housing	Units			71,602		
Persons per H	ousing Unit			3.5		
Employment/J	Employment/Jobs 83,328					
Jobs per Housing Unit 1.2						
2000	2010	2020	2030	2040		
167,761	200,000	234,304	242,000	250,608		

VCOG 2040 Forecast						
T	otal Population	n by Age Gro	up and Ethnicity	y		
	Port	Hueneme 2	2040			
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	315	1,476	222	2,013		
5-19	707	3,532	535	4,774		
20-24	588	1,183	250	2,021		
25-44	1,283	4,412	877	6,573		
45-64	1,285	2,711	620	4,615		
65-79	1,259	1,235	551	3,045		
80 +	1,171	345	231	1,748		
TOTAL	6,609	14,894	3,285	24,788		
Total Hausing	Linita			9.071		
Total Housing				8,971 2.8		
Persons per H	•					
	Employment/Jobs 11,408					
Jobs per Housing Unit 1.3						
2000	2010	2020	2030	2040		
20,798	21,796	22,793	23,791	24,788		

VCOG 2040 Forecast						
T	otal Population	n by Age Gro	up and Ethnicity	y		
	Sar	n Buenavent	tura			
_	1					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	2,803	5,255	545	8,603		
5-19	9,610	13,232	1,723	24,565		
20-24	4,249	3,615	700	8,564		
25-44	13,931	17,180	2,654	33,765		
45-64	16,469	11,892	2,495	30,856		
65-79	10,855	5,866	1,282	18,003		
80 +	9,859	2,248	1,137	13,244		
TOTAL	67,777	59,287	10,536	137,600		
Total Housing				53,447		
Persons per H	ousing Unit			2.6		
Employment/J	Employment/Jobs 88,608					
Jobs per Housing Unit 1.7						
2000	2010	2020	2030	2040		
98,546	108,309	118,073	127,836	137,600		

	VCOG 2040 Forecast					
T	Total Population by Age Group and Ethnicity					
		Santa Paula	l			
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	194	3,186	37	3,417		
5-19	770	8,189	109	9,068		
20-24	311	2,704	61	3,076		
25-44	895	10,299	139	11,333		
45-64	1,381	7,411	178	8,970		
65-79	1,173	4,120	131	5,423		
80 +	1,359	1,915	90	3,363		
TOTAL	6,082	37,823	745	44,650		
Total Housing	Units			12,448		
Persons per H	ousing Unit			3.6		
Employment/J	Employment/Jobs 12,885					
Jobs per Hous	Jobs per Housing Unit 1.0					
2000	2010	2020	2030	2040		
28,355	32,429	36,502	40,576	44,650		

VCOG 2040 Forecast						
Т Т	otal Population	n by Age Gro	up and Ethnicity	У		
		Simi Valley				
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	4,455	3,790	853	9,097		
5-19	14,690	10,131	2,827	27,648		
20-24	5,523	2,926	946	9,395		
25-44	17,950	13,603	4,118	35,671		
45-64	18,788	10,622	4,029	33,438		
65-79	7,738	3,657	2,003	13,398		
80 +	4,387	1,467	1,207	7,061		
TOTAL	73,530	46,196	15,982	135,708		
Total Housing	Units			44,992		
Persons per H	ousing Unit			3.0		
Employment/J	Employment/Jobs 71,415					
Jobs per Housing Unit 1.6						
2000	2010	2020	2030	2040		
110,551	116,840	123,130	129,419	135,708		

VCOG 2040 Forecast						
T	Total Population by Age Group and Ethnicity					
	Tł	ousand Oa	ks			
	_					
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL		
0-4	4,275	3,105	763	8,144		
5-19	14,293	7,237	2,371	23,901		
20-24	4,610	2,426	614	7,650		
25-44	16,696	11,625	3,725	32,046		
45-64	22,789	7,280	3,771	33,839		
65-79	11,185	2,635	1,751	15,571		
80 +	8,639	1,258	1,308	11,206		
TOTAL	82,487	35,566	14,303	132,356		
Total Housing	Units			46,849		
Persons per H				2.8		
Employment/J	Employment/Jobs 86,765					
Jobs per Hous	Jobs per Housing Unit 1.9					
2000	2010	2020	2030	2040		
115,054	119,380	123,705	128,031	132,356		

VCOG 2040 Forecast							
Total Population by Age Group and Ethnicity Unincorporated County							
	Omne	orporateu e	ounty				
Age Group	White (NH)	Hispanic	Others (NH)	TOTAL			
0-4	2,752	4,139	422	7,314			
5-19	10,657	12,417	1,485	24,560			
20-24	2,985	3,469	342	6,796			
25-44	11,445	14,263	1,928	27,636			
45-64	15,717	11,325	2,098	29,140			
65-79	7,910	5,115	1,142	14,167			
80 +	5,538	1,802	750	8,091			
TOTAL	57,005	52,530	8,167	117,703			
Total Housing	Linite			36,518			
_		ıma 20/ vaar	2001	30,316			
Persons per H	,	unie 3% vaca	aricy)	3.3 47,253			
1 ' '							
Jobs per Housing Unit 1.3							
2000	2010	2020	2030	2040			
90,310	97,158	104,006	110,854	117,703			

Part II

VACANT LAND STUDY

ANALYZING THE CAPACITY OF THE
TEN CITIES AND UNINCORPORATED COUNTY TO
ACCOMMODATE GROWTH

CCPA Draft

February 2008

Exhibit "1"

Part II

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I. Introduction.

This study is intended as an update to the 2002 Vacant Land Study. As with the previous study, its goal is to compare the supply of vacant land in the County (specifically, the ten cities and the unincorporated area) with the growth projections developed by the Southern California Association of Governments (SCAG) and the local jurisdictions in order to see if there is sufficient residential and commercial/industrial land to accommodate the projected growth. The study uses 2005 as a base year and the 2035 growth projections as a horizon. As an additional issue, it examines the jobs-households ratio of each of the cities and the county.

The original study noted that jurisdictions were struggling to reconcile various conflicting issues, including:

- Development pressure
- State housing mandates, especially for affordable housing
- Limited vacant land supply
- Environmental restrictions
- Need to preserve agricultural land
- Current and anticipated water shortages
- Traffic congestion
- Sustainable development principles
- Residents' view of what their communities should look like, as expressed through the ten SOAR/CURB measures approved by the voters.

Since that time, the pressures have become even more intense. Global warming/climate change has gained increasing recognition as a critical problem that must be addressed immediately and effectively. Some of the County's jurisdictions have expressed their intent to stop growing when their current supply of vacant land is exhausted. This means that the time left to design communities that work—places that reflect sustainable living principles, and that incorporate greenhouse gas reduction as part of the built environment—is growing short. It is hoped that the information contained in this study will help cities, and the County, focus their energy, and their land use plans, on creating sustainable communities.

II. Summary of Conclusions

The goal of this study is to compare the inventory of vacant land to the projected growth from 2005 through 2035 in households and jobs within the 10 cities and the unincorporated County. The comparison is broken down by land use type, in two categories; residential (number of households) and commercial/industrial/institutional (number of jobs). Please see Section III – Methodology for a detailed description of how the numbers were generated and compared.

The data allow for additional assessments, beyond the comparison of vacant land to projected growth. Inconsistencies among the jurisdictions' growth projections may point to possible problems in these projections. Evaluation of the growth projections from a jobs-households ratio perspective reveals areas where jobs-households balance is not attained, or projected to be attained. Finally, examination of the gaps between projected growth and available vacant land, in the context of geographic, political, and infrastructure/supply limitations, suggests significant constraints in the jurisdictions' ultimate ability to accommodate the projected growth. Below is a summary of the conclusions.

A. The growth projections may not be realistic. In many cases, the projections are inconsistent among jurisdictions, or exhibit other anomalies.

 Residential (household) growth projections. In many respects, the residential growth projections are internally inconsistent, given the circumstances of the various jurisdictions.

For example, Thousand Oaks anticipates a household increase of only 4.3% through 2035, far lower than any of the other jurisdictions. Its numeric increase is only 636 households greater that the increase projected for Port Hueneme, although Port Hueneme's has the capacity to absorb only 25 new households, while Thousand Oaks' capacity is 1,466 households.

Conversely, Fillmore is projecting an increase of 53.6%, despite the fact that its expansion options are severely limited by geographic barriers such as steep slopes and rivers, and the legal barrier of its CURB measure. Fillmore's numeric increase is larger than Thousand Oaks', despite the fact that it is a much smaller city.

Both Thousand Oaks and Simi Valley have percentage increases lower than the unincorporated area, although the policies of the Guidelines for Orderly Development direct urban growth into the cities. In fact, Thousand Oaks' numeric growth is lower than the County's, and Simi Valley's is only 59 households greater. It seems unlikely that the County's residential growth will exceed Thousand Oaks' by over 2,000 units.

Table II-1 below depicts the jurisdictions' residential growth projections, including the numeric and percentage increase.

Table II-1 - Residential Growth Projections (# of Households)

Jurisdiction	2005	2035	Numeric	Percent
Jurisdiction	Base	Projection	Increase	Increase
Camarillo	23,355	30,347	6,992	29.9%
Fillmore	4,150	6,373	2,223	53.6%
Moorpark	10,130	12,848	2,718	26.8%
Ojai	3,170	4,368	1,198	37.8%
Oxnard	48,369	70,438	22,069	45.6%
Port Hueneme	7,416	8,709	1,293	17.4%
Santa Paula	8,414	12,348	3,934	46.8%
Simi Valley	39,225	43,815	4,590	11.7%
Thousand Oaks	44,641	46,570	1,929	4.3%
Ventura	40,056	51,677	11,621	29.0%
Unincorporated	31,397	35,928	4,531	14.4%
Total/Average	260,323	330,484	70,161	27.0%

2. Jobs projections. Jobs growth projections are far more consistent. The cities' projections range from Simi Valley's high of 58.1%, to Thousand Oaks' low of 25.9%. The unincorporated County is lower still, at 9.8%; given the Guidelines for Orderly Development, this would be expected.

Table II-2 - Jobs Growth Projections

Jurisdiction	2005 Base	2035 Projection	Numeric Increase	Percent Increase
Camarillo	34,613	46,080	11,467	33.1%
Fillmore	3,088	4,821	1,733	56.1%
Moorpark	10,787	16,307	5,520	51.2%
Ojai	3,802	5,286	1,483	39.0%
Oxnard	57,798	79,683	21,885	37.9%
Port Hueneme	17,154	19,931	4,360	28.0%
Santa Paula	8,550	12,310	3,760	44.0%
Simi Valley	42,238	66,760	24,522	58.1%
Thousand Oaks	66,653	83,887	17,234	25.9%
Ventura	62,747	85,379	22,632	36.1%
Unincorporated	44,164	48,506	4,342	9.8%
Total/Average	345,352	463,227	117,875	34.1%

Note that the countywide average jobs growth, at 34%, is noticeably larger than the projected residential growth, at 27%. This may reflect local jurisdictions' financial predicaments. As the State government has increasingly taken over property tax revenues, local jurisdictions have become more and more dependent on sales taxes. At the same time that the State directs cities and counties to provide for affordable housing, it has created a revenue structure that rewards commercial growth and punishes residential growth, particularly low-income residential growth.

- 3. Growth projections are detached from data regarding the inventory of vacant land, the availability of sufficient water supplies, infrastructure limitations, and other factors affecting jurisdictions' ability to provide for the projected growth, whether residential or commercial/industrial. As noted in different sections of this report, such as Sections C and D below, Ventura County jurisdictions are facing a variety of constraints and limitations that will affect their ability to accommodate the projected growth.
- **B.** Projected growth may not attain jobs-households balance. One important objective in land use planning is for each community to attain jobs-household equilibrium. This is achieved when there is a balance between jobs and housing within a jurisdiction, so that all residents would be able to work where they live, and conversely those who work in the community have the opportunity to live where they work. In Ventura County, this equilibrium is attained when a jurisdiction's jobs-household ratio is between 1.10 and 1.34; that is, there are 1.1 to 1.34 jobs for every household. Table II-3 below lists the current and projected jobs-households ratio by jurisdiction.

Table II-3 – Jobs-Households Balance

Jurisdiction	2005 Jobs- Households Balance	2035 Jobs- Households Balance
Camarillo	1.48	1.52
Fillmore	0.74	0.76
Moorpark	1.06	1.27
Ojai	1.20	1.21
Oxnard	1.19	1.13
Port Hueneme	2.10	2.29
Santa Paula	1.02	1.00
Simi Valley	1.08	1.52
Thousand Oaks	1.49	1.80
Ventura	1.57	1.65
Unincorporated	1.41	1.35

Of the eleven jurisdictions, only two, Ojai and Oxnard, were in balance as of 2005, and both remain in equilibrium through 2035. Four cities are housing-rich; Fillmore, Moorpark, Santa Paula, and Simi Valley. Moorpark's projections show the City attaining a balanced 1.27 jobs-households ratio by 2035. Fillmore and Santa Paula remain housing-rich while Simi Valley moves through the equilibrium range to a jobs-rich ratio of 1.52 by 2035. Most of the jobs-rich jurisdictions—Camarillo, Port Hueneme, Thousand Oaks, and Ventura—move farther away from jobs-households balance in 2035.

As noted in Section A-2 above, the state's revenue structure punishes residential growth, particularly low-income housing, while encouraging commercial development. Local jurisdictions are perennially faced with budget shortfalls. As long as most property tax revenue goes to the State, leaving local jurisdictions dependent on sales tax revenue, jurisdictions face financial incentives to zone for and promote commercial development, and to avoid low income residential development.

C. The supply of vacant land is insufficient to accommodate the projected growth. All ten cities lack sufficient vacant residential land to accommodate their projected household growth through 2035, at current densities. While the County appears to have an adequate inventory of vacant residential land, the nature of the available land compared to the types of housing needed mean that the County will have difficulty meeting housing needs.

It should be noted that the inventory probably overstates jurisdictions' capacity to absorb residential growth. The study uses the jurisdictions' stated General Plan density number, such as Medium Density Residential, 10 units per acre. In practice, projects usually are developed at one to four units below the allowed maximum.

Six of the eleven jurisdictions lack sufficient vacant commercial/industrial land to accommodate projected job growth through 2035. Table II-4 below illustrates the year by which the growth projections will exceed the inventory of vacant land.

Table II-4 – Jurisdictions' Ability to Accommodate Growth

City	Residential	Year Capacity	Jobs Capacity	Year Capacity
	Capacity (in	Exceeded*		Exceeded*
	Households)			
Camarillo	1,232	2012	13,596	After 2035
Fillmore	514	2010	9,609	After 2035
Moorpark	1,333	2012	3,628	2020
Ojai	362	2013	726	2012
Oxnard	9,489	2015	37,850	After 2035
Port Hueneme	25	2010	106	2010
Santa Paula	1,123	2012	2,218	2029
Simi Valley	1,188	2009	30,198	After 2035
Thousand Oaks	1,466	2030	4,029	2013
Ventura	5,510	2020	6,198	2028
Unincorporated County	13,530	After 2035	8,603	After 2035
Totals	35,772		116,761	

As can be seen, eight of the ten cities will run out of residential land by or before 2015, or within seven years. Three of the ten cities will use up their commercial/industrial land by or before 2015, and three more will reach that condition by 2030. Please see Appendix A – Residential and Employment Growth Charts, for this information in chart form.

D. Some jurisdictions will soon reach the point where they cannot realistically accommodate the projected growth. A variety of geographic, legal, and infrastructure/supply constraints substantially limit many of the cities' expansion possibilities.

It should be noted that lack of vacant land will not end growth. Many cities are undergoing both public and private redevelopment, with aging and/or underutilized commercial and residential sites being replaced by newer, usually denser uses. In some cases, the newer developments are mixed-use or smart growth projects. As vacant land inventories dwindle, these types of projects will become more common, and will help absorb some of the projected growth. However, as large tracts of developable, vacant land become increasing scarce, the types of new projects and the speed with which cities can grow will change.

These circumstances need to be taken into consideration when regional housing need allocation decisions are being made. Government Code 65584.04 describes those factors which may be considered in allocating regional housing need (please see Appendix B for a complete list of the factors). The applicable ones are described below, and are considered in the discussion of each jurisdiction's ability to accommodate growth.

1. Geographic Constraints. Government Code Section 65584.04 (B) lists "The availability of land suitable for urban development' as a factor to be considered.

Some cities are bounded on one or more sides by geographic features such as the Pacific Ocean or the Santa Clara or Ventura Rivers, or by steep hillsides, which are unsuitable for any form of development other than low-density residential projects. For example, the City of Ventura is bounded by the Pacific Ocean on the south and west, by the Santa Clara River on the south, by the Ventura River on the west, and by steep hillsides on the north. The City's only option for expansion is easterly along the prime agricultural land of the Santa Clara River Valley.

The City of Port Hueneme has the most intractable geographic constraints; it is bounded

on the north and east by the City of Oxnard, on the south by the Pacific Ocean, and on the west by an unincorporated area, Silver Strand, that is already completely developed. Further, much of the area within its boundaries is controlled by the Navy. It is possible that the Navy may build additional housing units within its base, to accommodate military personnel, but this is beyond Port Hueneme's control. Once the City's very limited supply of vacant land is exhausted, its only option for additional civilian housing units would be to redevelop existing single family housing with higher densities. This would almost certainly require displacing many current residents through the use of eminent domain.

- 2. Legal Constraints. Ventura County residents and the officials they elect have a long tradition of confining urban development to within the cities, and preserving the areas in between for agriculture and open space. This tradition is embodied in a series of policy statements, agreements, and citizen initiatives. While these regulations do not qualify under Government Code Section 65584.04 as factors to be considered in allocating regional housing need, they are law in Ventura County and they significantly affect local jurisdictions' land use decisions.
 - a. Guidelines for Orderly Development. The tradition started in 1969 when the County and its cities adopted the Guidelines for Orderly Development, which state that "Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning." The Guidelines are further strengthened by the policies of Ventura's Local Agency Formation Commission (LAFCO). Section 2.5.2 of LAFCO's Policies and Procedures Handbook states that "LAFCO encourages proposals that involve urban development or that result in urban development to include annexation to a city wherever possible. In support of this policy LAFCO has adopted Guidelines for Orderly Development, the policies of which are incorporated by reference."
 - b. Greenbelts. After limiting urban development to within the incorporated cities, the County and its cities moved to protect the agricultural and open space land between the cities with the establishment of seven greenbelts between the cities. In Ventura County, a greenbelt is an agreement between the County and the cities adjacent to the greenbelt, not to annex any land inside the greenbelt to a city. Given the Guidelines for Orderly Development, this effectively prevents urban development within a greenbelt.
 - Again, this policy is supported by LAFCO. Section 2.5.3 of LAFCO's Policies and Procedures Handbook states that "The County of Ventura and various cities in the County have adopted Greenbelt Agreements for the purposes of preserving agriculture and/or open space, providing separation between cities, and/or limiting the extension of urban services. The Ventura LAFCO is not a direct party to these Greenbelt Agreements, but has endorsed them as statements of local policy. As such, LAFCO will not approve a proposal from a city that is in conflict with any Greenbelt Agreement unless exceptional circumstances are shown to exist. A Greenbelt Agreement shall be amended by all parties involved prior to any proposal which may be in conflict with the Agreement is considered by LAFCO."
 - c. SOAR/CURB Initiatives. Finally, the voters of Ventura County have approved various SOAR and CURB ballot initiatives. SOAR (Save our Open space and Agricultural Resources) initiatives require the approval of the voters of the affected jurisdiction before specified General Plan land use designations, such as Agriculture and Open

Space, can be revised to more urban designations. CURB (City Urban Restriction Boundary) initiatives define a boundary around the affected jurisdiction, and require voter approval before development can occur outside the line.

The County and eight of the cities (excluding Port Hueneme and Ojai) have SOAR and/or CURB measures in place. As with the Guidelines for Orderly Development and the greenbelts, LAFCO supports these measures. The LAFCO Policies and Procedures Handbook, Section 2.5.1.2, states that; "For cities that have enacted ordinances that require voter approval for the extension of services or for changing general plan designations, LAFCO will not approve a proposal unless it is consistent with such ordinances and voter approval has first been granted, or unless exceptional circumstances are shown to exist."

3. Resource/Infrastructure Constraints. In some cases, cities face limitations due to insufficient infrastructure and resources. The most common are traffic and water. The City of Ojai, for example, faces limitations on both of these fronts. Access to Ojai occurs primarily via Highway 33 south to the City of Ventura. Highway 33 is currently operating below an acceptable Level of Service (LOS), and therefore new development which would further degrade the LOS is constrained.

With respect to water, the County's Interim Countywide Integrated Regional Water Management Plan, in identifying the County's major water issues and problems, lists as the first problem "Quantity of water available locally not adequate to meet local water needs, particularly in the Ventura River Watershed area." The City of Ojai is within the Ventura River Watershed.

Conclusions.

It is not the purpose of this report to suggest that jurisdictions should plan to stop growing when the limits of their current General Plan designations are reached, or to that growth should continue regardless of the significant constraints that exist. Rather, the goal is to point out that the lack of sufficient vacant land is not a simple issue that can be addressed by increasing the inventory, or by switching land use designations between residential and commercial/industrial uses. Any plan to accommodate projected growth, whether residential or commercial/industrial, must factor in the real world constraints that affect jurisdictions' ability to provide for new residents and new employers. It should also be noted that Ventura County and its cities are not alone in facing these problems. While the SOAR/CURB initiatives are unique to this County, the geographic and infrastructure supply limitations will affect jurisdictions across the state, in various individual ways.

It is hoped that this report will help start a regional discussion of these issues, with a view toward designing and implementing regional solutions. Perhaps the most important concern to be addressed is the conflict between the State's ongoing mandate that local jurisdictions plan to accommodate certain levels of growth, and the very real limitations that jurisdictions face in attempting to do so. The case of Port Hueneme, while extreme, is an early warning of the problems other jurisdictions will encounter, as they run into geographic and infrastructure/supply constraints. As noted above, these problems are not unique to Ventura County, and it would be desirable to engage local agencies across the state in the discussion of how to mediate the contradiction between state growth mandates and jurisdictions' ability to accommodate them.

III. Methodology

This study uses the same basic methodology as the 2002 Ventura Cities Vacant Land Study, but with some minor modifications. The assumptions and procedures are described below.

A. Identify vacant land. This was accomplished by starting with the vacant land inventory prepared in the original study. Through the 2006 Regional Housing Needs Assessment (RHNA) process, the ten cities examined the inventory and brought it up to date as of July 2005. For the purposes of this update, an equivalent inventory was conducted for the unincorporated County areas.

The following constraints were observed in identifying available vacant land.

- 1. Legal and Political Constraints.
 - a. Spheres of Influence and SOAR/CURB Measures. For the purposes of this study, vacant land was considered available for development for a city if it was within both the City's Sphere of Influence and did not require a vote of the citizens under that jurisdiction's Save Our Agriculture and Open Space Resources (SOAR) and/or City Urban Restriction Boundary (CURB) measure(s). Vacant land which is restricted by one but not both of these boundaries was discussed separately.
 - b. Land Conservation Act Contracts. All land currently in a Land Conservation Act contract was not considered available for development. An LCA contract indicates that the property owner intends to maintain the property in agricultural production into the foreseeable future. In addition, virtually all such land is designated Agriculture, which precludes being able to calculate its development potential.
- Geologic Constraints. The previous study divided the vacant land into two categories; unconstrained and constrained. Parcels that were entirely or partially within an Alquist-Priolo Special Studies earthquake fault zone, parcels that were entirely or partially within a 100-year floodplain, and parcels with a slope greater that 25% were considered constrained.

This study takes a different approach, eliminating the constrained/unconstrained distinction. Where property was actually within an Alquist-Priolo Special Studies zone, or within a floodway (not a 100-year floodplain), the parcel or portion of the parcel was clipped out of the vacant land inventory. Land adjacent to a Special Studies zone, or within a 100-year floodplain, can be developed if sufficient protection measures are implemented.

It should be noted that the County, and some cities, are considering implementing Low Impact Development principles. Among other principles, LID calls for development to be set back from watercourses and wetlands, rather than engineering the capacity to develop up to the floodway. This new approach is based on two factors; the increasing cost of constructing and maintaining an ever growing number of flood control structures, and the realization that allowing watercourses to perform their natural functions, without costly human interference, has numerous benefits for both the environment and local jurisdictions' budgets.

When property has a steep slope, (generally over 25% slope) the jurisdiction's General Plan designation typically reflects this by designating the land for very low density residential, rural, open space, or similar low density use. In this case, the constraint is addressed through the land use designation.

For these reasons, the constrained/unconstrained land distinction was dropped.

- **B.** Calculate the development capacity of the vacant land. Through another SCAG grant, a county-wide General Plan GIS layer was created. The updated City General Plans collected for this project were used to determine the General Plan land use designations for the vacant land inventory. These designations were then used to calculate the capacity of the vacant land to accommodate residential and commercial/industrial growth. Since several of the cities had updated their General Plans since the original study, some of the designations used in the previous study have been changed, with resulting changes in the development potential of the land.
 - 1. For residential land, the capacity was determined based on the density allowed by the General Plan designation. In cases where the General Plan density is a range, the middle of the range was used. For example, if the density was 8 to 12 dwelling units per acre, a density of 10 du/acre was used. It is probable that the data below overstates the real-world capacity of the vacant residential land, because the majority of projects are approved below the maximum density allowed by the General Plan, even when the density is a single number rather than a range. For example, if the density is 7 units per acre, the projects that are actually approved are more likely to be 4 or 5 units per acre.

In those cases where the jurisdiction's residential is expressed as a range, a second set of calculations was performed, determining what the growth capacity would be if the vacant land were developed at the top of the range.

It should be noted that SCAG data is typically expressed in number of households, while the vacant land data refers to number of dwelling units. These are not the same, since at any given time, some percent of dwelling units are vacant. It was originally intended that the household data be converted to dwelling units for comparability. However, as the analysis proceeded, and the jobs-household ratio was addressed, staff realized that since the jobs-households ratio refers to households rather than dwelling units, any analysis involving this factor must also refer to households rather than dwelling units. Therefore, the dwelling unit data was converted to households.

To accomplish this conversion, the dwelling unit data is divided by the vacancy rate. For example, if Camarillo's residential capacity is 1,261 dwelling units, and its vacancy rate is 2.31, then dwelling unit capacity converted to households is:

1,261 / 1.0231 = 1,233 households can be accommodated in 1,261 dwelling units.

The Department of Finance 2005 vacancy rates were used for these calculations. While it may be argued that 2005 vacancy rates may not apply in 2035, historical trends in vacancy rates, by city, have remained relatively constant. Table III-1 below illustrates the vacancy rates used, the dwelling unit capacity, and the household capacity.

Table III-1 Conversion of Dwelling Units to Households

Jurisdiction	Vacancy Rate	Dwelling Unit Capacity	Household Capacity
1. Camarillo	2.31	1,261	1,232
2. Fillmore	2.33	526	514
3. Moorpark	1.10	1,348	1,333
4. Ojai	4.33	377	362
5. Oxnard	3.52	9,823	9,489
6. Port Hueneme	7.91	27	25
7. Santa Paula	2.45	1,150	1,123
8. Simi Valley	2.28	1,216	1,188
9. Thousand Oaks	2.71	1,506	1,466
10. Ventura	3.21	5,687	5,510
11. Unincorporated County	5.94	14,334	13,530

2. For commercial/industrial land, the below factors were used to calculate jobs per acre.

Table III-2 – Employment Factors (Jobs per Acre)

Land Use	Jobs Factor
Commercial	13.07
Office	60.98
Industrial	17.42
Schools	4.36
Government	13.07

By applying the residential densities and the commercial/industrial job factors to the vacant land, each jurisdiction's capacity to absorb residential and commercial/industrial growth was calculated.

C. Compare the vacant land capacity to the growth projections. The previous study began with a base year of 2000, and proceeded to compare vacant land capacity to growth projections for 2005 and 2025.

This study begins with a base year of 2005 and compares vacant land capacity to SCAG's growth projections for 2035. The data used, although it originated with SCAG, was reviewed by the cities and the county, and most of the cities made revisions to the projections. This report uses the numbers supplied by the jurisdictions.

D. Calculate Jobs-Households Balance. Jobs-households balance is an important factor in designing sustainable communities. The principle is that each community should have a balance of jobs and housing, so that residents of the community have the opportunity to obtain a job within their community. This in turn lessens commute times, reduces stress on transportation systems, and reduces pollution and congestion associated with commuting.

According to SCAG data, jobs-households balance is achieved in Ventura if a jurisdiction's jobs-households ratio is between 1.10 and 1.34 – that is, when there are 1.10 to 1.34 jobs for every household. If a jurisdiction is below this ratio, it is considered housing rich; above this ratio, it would be jobs-rich.

In order to further promote jobs-households balance, if the jurisdiction's 2035 jobs-households ratio is not in the equilibrium range, a second set of numbers showing jobs-households balance is included. This set takes the jurisdiction's 2035 projections and revises them to attain jobs-households balance. If the 2035 jobs-households ratio is below 1.10 (housing-rich), then the number of dwelling units projected for 2035 is reduced until the ratio rises to 1.10. If the 2035 jobs-households ratio is above 1.34 (jobs-rich) then the number of jobs projected for 2035 is reduced until the ratio reaches 1.34. If the jurisdiction's 2035 projections are within the 1.10 to 1.34 range, no changes are made. If changes were made, the data that was revised is shown in *italics*.

In considering the jobs-households balance factor, there are two factors that complicate the situation somewhat.

- 1. The SCAG-approved equilibrium range of 1.10 to 1.34 may need to be reconsidered. This ratio range has been in use for some time; it may be appropriate to review it in terms of current jobs-households patterns, as well as Ventura County's needs, since the ratio is for the entire SCAG area. The County's unusual pattern of individual cities bound by SOAR/CURB boundaries, and separated from each other by agriculture, open space, and greenbelts, may require a different approach.
- 2. City boundaries versus "jobs sheds". This study looks at the jobs-households balance by city boundary; in other words, whether jobs and households were balanced within those boundaries. However, it may be more realistic to consider this balance in terms of a "jobs shed" concept. For jobs-households balance purposes, city boundaries are relatively arbitrary limits. For example, from a jobs-households balance perspective, the Cities of Oxnard and Port Hueneme could be considered as a single jobs-households unit, since they are so close together. It can reasonably be argued that an employee could commute more easily from Oxnard to Port Hueneme (or vice versa) than from one end of Thousand Oaks, or Simi Valley, to the other end of the same city. Similarly, the City of Thousand Oaks, the adjacent unincorporated communities including Casa Conejo, Lynn Ranch, Rolling Oaks, Ventu Park, Kelly Estates, and Oak Park, and the neighboring City of Westlake Village (in Los Angeles County) might reasonably be considered as part of a single "jobs shed" since they are so close together.

Unfortunately, it is outside the parameters of this study to identify and define functional "jobs sheds" for the County and its cities. A previous study, the "Economic/Transit/Mixed Use Strategies for Housing Rich Communities," prepared in June 2004, looked at some of these issues.

E. Constraints on Ability to Expand. Once the study examines each jurisdiction's ability to accommodate projected growth, within the limits set by Spheres of Influence and SOAR/CURB lines, it goes on to discuss any constraints there may be on that jurisdiction's ability to expand beyond current Sphere and SOAR/CURB limits. While the discussion addresses a variety of constraints, it is focused on those which are recognized in Government Code Section 65584.04 as factors to be considered in allocating regional housing needs. Three types of constraints are considered; geographic, legal, and infrastructure/resource. Please see section II-D for a more detailed description of these constraints.

IV. Analysis By Jurisdiction

This section organizes the information by jurisdiction, and describes each jurisdiction's specific circumstances. Please see Appendix C for a description of the data in the table.

A. Camarillo

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	23,355	34,613	1.48	23,355	34,613	1.48
Growth Capacity	1,232	13,596		1,232	13,596	
2035 Projection	30,347	46,080	1.52	30,347	40,665	1.34
2035 - Numeric Increase	6,992	11,467		6,992	6,052	
2035 - % Increase	30%	33%		30%	17%	
2035 - % Accommodated	18%	119%		18%	225%	
Year Vacant Land Exhausted	2012	After 2035		2012	After 2035	

Growth Projections

Camarillo's 2005-2035 household growth rate is projected to be 30%, and jobs growth is projected to be 33%. Both sectors are thus projected to grow at about the same rate, and are not far from the Countywide averages of 27% and 34% respectively.

Jobs-Households Balance

Camarillo has consistently been jobs-rich, with the ratio increasing from 1.48 jobs per household to 1.52 from 2005 to 2035. In order to attain bring the City into equilibrium, at a ratio of 1.34, the jobs growth was reduced by 5,415 jobs, to a 2035 total of 40,665.

As was pointed out in Section III-D above, it may be more realistic to consider jobs-households balance in the context of "jobs sheds" rather than using the rather arbitrary City boundaries. In the case of Camarillo, neighboring unincorporated residential areas such as Las Posas Estates, the Santa Rosa Valley, and the Heights should be considered part of the city's jobs-households balance area. It is outside the scope of this study to identify and define such areas, and to calculate the resulting jobs-households balance. However, it should be noted that the presence of these residential communities adjacent to Camarillo would bring its jobs-households ratio much closer to equilibrium, or possibly to within the equilibrium range.

Capacity to Accommodate Growth within Sphere and CURB lines

Camarillo has a severe shortage of residential land, with only enough capacity to absorb 18% of its projected growth. Using the SCAG projections in five year increments, and assuming an average annual increase between those five year increments, Camarillo would run out of vacant residential land sometime before 2012. The City continues to have sufficient land for its commercial/industrial growth, with enough capacity to absorb 119% of the job growth predicted for 2035.

Because Camarillo's residential densities are expressed in single numbers rather than ranges, it was not possible to calculate a "higher density alternative" based on residential densities at the top of a range.

Additional Vacant Land not within both Sphere and CURB lines

Camarillo has approximately 55 acres designated "Urban Reserve", located northwest of the 101 Freeway and Las Posas Road. Currently in agriculture, it is adjacent to existing high-density residential and commercial uses, and might be considered suitable for additional high-density residential. At 30 dwelling units per acre (Camarillo's highest density designation) it could accommodate an additional 1,650 units.

Camarillo has additional vacant parcels that are outside the Sphere of Influence but inside its CURB line. One property, with 304 acres, is located southwest of Pleasant Valley Road and Pancho Road. The parcel is designated Agriculture, so it is not possible to calculate its development potential. A second property, of approximately 140 acres, is south of the 101 Freeway at the Central Avenue exit. It is designated a mixture of Commercial (32.48 acres), Research and Development (73.96 acres), and Office (19.21 acres) uses. Based on the jobs per acre factors for these uses, it could accommodate an additional 6,106 jobs. Since the City already has enough vacant land to accommodate all projected jobs growth, this would not affect its ability to provide for projected growth.

Potential to Expand Beyond Sphere/CURB Limits

Camarillo's ability to expand beyond its current sphere boundary is limited by various types of constraints. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. To the north of much of Camarillo's Sphere line are steep hillsides which are subject to landslides and unsuitable for dense urban development. To the southeast is the City of Thousand Oaks. For a short distance the boundaries are coterminous; along other parts of Camarillo's boundary Thousand Oaks is from ½ mile to 1 ½ miles away. From ½ mile to 1 mile to the west is the City of Oxnard.
- 2. Legal Constraints. The City's CURB initiative requires the approval of its voters before it can expand past the current CURB line.

The land along Camarillo's western and southern border is almost entirely prime agricultural land, or agricultural land of statewide importance. There is also a great deal of these types of agricultural land along the northern and eastern boundaries. These lands are designated "Agricultural" in the County's General Plan.

Further, the Santa Rosa Greenbelt is coterminous with the City's Sphere and CURB lines on the City's eastern border, and the Oxnard-Camarillo Greenbelt matches the Sphere and CURB lines to the west and most of the southern border. The exceptions along the southern border are the Camarillo Airport, and a small, steeply hilly area to the southeast. Along its southern boundary is a nearly unbroken line of Land Conservation Act contracts, which require that the property remain in producing agriculture for at least ten years, or suffer substantial tax penalties

3. Resource Constraints. Camarillo has no obvious resource constraints.

B. Fillmore

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	4,150	3,088	0.74	4,150	3,088	0.74
Growth Capacity	514	9,609		514	9,609	
2035 Projection	6,373	4,821	0.76	4,383	4,821	1.10
2035 - Numeric Increase	2,223	1,733		233	1,733	
2035 - % Increase	54%	56%		6%	56%	
2035 - % Accommodated	23%	554%		221%	554%	
Year Vacant Land Exhausted	2010	After 2035		After 2035	After 2035	

Growth Projections

Fillmore's 2005-2035 residential growth is projected to be 54%, and commercial/industrial growth is projected to be 56%. The residential and commercial/industrial sectors are thus projected to grow at about the same rate. Both are significantly higher than the Countywide averages of 27% and 34% respectively.

Jobs-Households Balance

Fillmore has historically been substantially housing-rich, with a ratio of .74 jobs per household, increasing to .76 in 2035. The City's slightly higher commercial/industrial growth is not sufficient to move its existing housing-rich jobs-household ratio into equilibrium. In order to attain jobs-households balance, the projected increase in housing was reduced drastically, from 2,223 to 233 households. In this scenario, Fillmore's stock of vacant residential land would last past the 2035 horizon. It should be noted that the City of Fillmore is vigorously pursuing commercial/industrial growth, but is hampered somewhat by its relatively inaccessible location.

Capacity to Accommodate Growth within Sphere and CURB lines

Fillmore follows the usual pattern of abundant vacant commercial/industrial land and insufficient vacant residential land. Based on current General Plan designations, its stock of vacant residential land would be used up by 2010.

Because its residential densities are stated as a single number rather than a range, it was not possible to calculate a "higher density alternative" based on residential densities at the top of a range.

Additional Vacant Land not within both Sphere and CURB lines

Fillmore has considerable land which is outside its Sphere of Influence but inside its CURB line.

1. Southern/Southwestern Area. In the southwestern corner, and directly to the south, are areas that are within the CURB line but outside the Sphere. All of the property is either within the Santa Clara River floodplain, or within Sespe Creek. Further, none of these areas

are listed as expansion areas in Fillmore's General Plan. For these reasons, the areas are not included in this vacant land assessment.

- 2. General Plan Expansion Areas. Fillmore's General Plan (pg LU-36) describes three expansion areas. All three areas are to the east of the city;
 - a. PanAmSatSite 217 acres, designated Open Space, Communications, and Agriculture. According to the General Plan, this steeply hilly area is "For continuation of existing uses" (pg LU-36) and therefore does not have development potential.
 - b. Johanson Property 199 acres designated Open Space and Agriculture. According to the General Plan, would allow "About 35 dwelling units" (pg LU-36)
 - c. Southeast Specific Plan 62 acres. Would add 62 acres to Heritage Park.

While the additional land provides for some 35 more units, this does not significantly affect the city's ability to accommodate growth.

Potential to Expand Beyond Sphere/CURB Limits

Fillmore's expansion options are limited by various types of constraints. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. To the City's north and east, except for a narrow strip of agricultural land north of the Santa Clara River, are steep hilly areas which are subject to landslides and unsuited for intense development. To the south is the Santa Clara River and to the west is Sespe Creek. While it is technically possible to expand across the Sespe, or even across the Santa Clara River, the cost of infrastructure improvements would be substantial, and there is no apparent source of funds for this purpose.
- 2. Legal Constraints. The City's CURB measure requires voter approval before it can expand beyond the current boundary.

The area otherwise most suitable for expansion, the relatively narrow strip north of the Santa Clara River that is not affected by geographic constraints, is almost entirely prime agricultural land, and is designated "Agricultural" in the County's General Plan.

Finally, the City is closely bounded by the Santa Paula-Fillmore Greenbelt to the west and the Fillmore-Piru Greenbelt to the east. Much of the land to the east, south, and west is under Land Conservation Act contract, which requires that the property remain in producing agriculture for at least ten years or be subject to substantial tax penalties.

3. Resource Constraints. Fillmore has no obvious resource constraints.

C. Moorpark

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	10,130	10,787	1.06	10,130	10,787	1.06
Growth Capacity	1,333	3,628		1,333	3,628	
2035 Projection	12,848	16,307	1.27	12,848	16,307	1.27
2035 - Numeric Increase	2,718	5,520		2,718	5,520	
2035 - % Increase	27%	51%		27%	51%	
2035 - % Accommodated	49%	66%		49%	66%	
Year Vacant Land Exhausted	2012	2020		2013	2020	

Growth Projections

Moorpark's 2005-2035 residential growth is projected to be 27%, the same as the Countywide average. Jobs growth is projected to be 51%, substantially higher than the average of 34%.

Jobs-Households Balance

Moorpark was slightly housing-rich as of 2005, with a ratio of 1.06; however, its very high employment growth projection would bring it into jobs-households equilibrium by 2035.

Capacity to Accommodate Growth within Sphere and CURB lines

Moorpark, like many other cities, lacks adequate vacant land to accommodate either its projected residential growth or its jobs growth, although its commercial/industrial land inventory is slightly better.

Because its residential densities are stated as single numbers rather than ranges, it is not possible to derive a higher residential capacity by using the top of the ranges rather than the middle.

Additional Vacant Land not within both Sphere and CURB lines

Moorpark has one parcel, with an area of 56.5 acres, located east of Route 118, southerly of Los Angeles Avenue/White Sage Road, that is outside its CURB line but inside both the Sphere of Influence and the City boundary. Since the property is designated Open Space 2 (1 dwelling unit/40 acres) it has no significant development potential, and is not counted in this inventory of vacant land.

Potential to Expand Beyond Sphere/CURB Limits

Moorpark's expansion options are limited by various types of constraints. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

1. Geographic Constraints. To the northeast of Moorpark are relatively steep hillsides. A small area to the east is bounded by the City of Simi Valley; southerly of that Simi Valley lies from ½ mile to 2 miles east of Moorpark. Between Moorpark and Simi Valley is the

Tierra Rejada Valley, developed with low density rural estates. Approximately ¾ of a mile to 2 miles to the south is the boundary of the City of Thousand Oaks. Between Moorpark and Thousand Oaks is the Santa Rosa Valley, also largely developed with low density rural estates. To the southwest is Moorpark Home Acres, similarly developed with rural estates.

2. Legal Constraints. Moorpark's CURB initiative requires voter approval before the City can expand past this limit.

The area to the west and northwest of the City is almost entirely prime agricultural land, designated "Agricultural" by the County's General Plan. Nearly half of this area is in a patchwork of Land Conservation Act contracts, which require that the property remain in producing agriculture for at least 10 years, or suffer substantial tax penalties.

A small part of Moorpark's southern boundary is coterminous with the Tierra Rejada Greenbelt.

3. Resource Constraints. Moorpark has no obvious resource constraints.

D. Ojai

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	3,170	3,802	1.20	3,170	3,802	1.20
Growth Capacity	362	726		362	726	
2035 Projection	4,368	5,285	1.21	4,368	5,285	1.21
2035 - Numeric Increase	1,198	1,483		1,198	1,483	
2035 - % Increase	38%	39%		38%	39%	
2035 - % Accommodated	30%	49%		30%	49%	
Year Vacant Land Exhausted	2013	2020		2013	2020	

Growth Projections

Ojai's growth projections appear to be balanced, with projected household growth at 38% and projected jobs growth at 39%. Both of these are slightly above the County average of 27% and 34% respectively.

However, both the original base data and the projections seem to be inconsistent with Ojai's character. The original 2005 data was for 6,096 jobs, increasing to 8,486 in 2035. So the data would indicate that Ojai is jobs-rich, with a ratio of 1.92 jobs per household, while its character is that of a largely residential community with a small, locally-based commercial sector and very limited industrial activity. The City's relatively inaccessible location makes it an unlikely candidate for large employment centers.

VCOG's adopted 2000 forecast shows Ojai with an employment base of 3,802 in 2005 (this forecast did not extend to 2035). This seems more probable, given Ojai's character, than the high employment numbers in the current forecast, and therefore this number is used. The current SCAG numbers project an increase of 39%. Applying that percentage increase to the 2005 base produces the following revised numbers.

Year	# of Jobs	Jobs-Household Ratio
2005	3,802	1.20
2035	5,285	1.21

Jobs-Households Balance

Ojai's jobs-housing ratio is within the equilibrium range of 1.10 to 1.34. Therefore, there was no need to alter the household or jobs projections to create jobs-households equilibrium.

Capacity to Accommodate Growth within Sphere and CURB lines

Like most of Ventura County's cities, Ojai can accommodate only a small portion—30%—of its projected residential growth, and only 49% of its projected jobs growth. Because its residential densities are stated as single numbers rather than ranges, it is not possible to calculate a higher

residential capacity using the top of the residential range.

Additional Vacant Land not within both Sphere and CURB lines

Because Ojai has no SOAR/CURB regulations, the only land available for consideration is within its Sphere of Influence, and is counted in its vacant land inventory. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

Potential to Expand Beyond Sphere/CURB Limits

- Geographic Constraints. To the north, Ojai is bordered by the Los Padres National Forest. Much of the area to the west and south is already developed, at urban densities, with the unincorporated communities of Meiners Oaks, Mira Monte, Live Oak Acres, and Oak View. To the south is the steep, hilly terrain of the Lion Canyon and Sulphur Mountain areas.
- 2. Legal Constraints. Ojai doesn't have a SOAR/CURB measure. The area not affected by geographic constraints, along the City's eastern border, is agricultural land, mostly prime or statewide importance, with some local importance. To the east of the City is a nearly solid block of Land Conservation Act contracts. There are no greenbelts adjacent to the City, although the northwestern portion of the Ventura-Santa Paula Greenbelt is approximately 2 ¼ miles to the southwest.
- 3. Resource Constraints. Ojai has serious infrastructure constraints, described below.
 - a. Traffic. Access to Ojai is limited to four routes; Route 150 west and east, and Route 33 north and south. Route 150 east and west, and Route 33 north, are long, narrow, winding roads that provide at best difficult and time-consuming access.
 - The primary access is Route 33 south to Ventura. This route is currently at Level of Service E, particularly in the area around Casitas Springs. Based on the County's General Plan policies, there can be no further construction that would degrade the Level of Service further.
 - b. Water Supply. The County's Interim Countywide Integrated Regional Water Management Plan, in identifying the County's major water issues and problems, lists as the first problem "Quantity of water available locally not adequate to meet local water needs, particularly in the Ventura River Watershed area." The City of Ojai is within the Ventura River Watershed. Representatives from the Ojai Valley's water districts met in early August 2007 to form a Waterwise Group to advance efficiency/conservation of water resources throughout the Ojai Valley. In a memo to the Ojai City Council, dated August 7, 2007, the group acknowledged that "drought conditions now prevail in the Ojai Valley. Valleywide, about 32,000 acre feet of water are used annually. We "produce" almost that exact amount. This means that there is nary a drop to spare, even when rainfall is average." Given that the area is currently using all of its available water, its ability to accommodate further growth is problematic. Essentially, Ojai's water demand is currently equal to its water supply. Further development will be constrained until this issue can be addressed.

E. Oxnard

		th Projec Land Co	tions – mparison		nges to A ousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	48,369	57,798	1.19	48,369	57,798	1.19
Growth Capacity (Mid Range)	9,489	37,850		6,794	37,850	
Growth Capacity (Top of Range)	11,454	37,850		11,454	37,850	
2035 Projection	70,438	79,683	1.13	70,438	79,683	1.13
2035 - Numeric Increase	22,069	21,885		22,069	21,885	
2035 - % Increase	46%	38%		46%	38%	
2035 - % Accommodated (Mid Range)	43%	173%		43%	173%	
2035 - % Accommodated (Top of Range)	52%	173%		52%	173%	
Year Vacant Land Exhausted (Mid Range)	2015	After 2035		2015	After 2035	
Year Vacant Land Exhausted (Top of Range)	2017	After 2035		2017	After 2035	

Growth Projections

With a household growth rate of 46%, representing 22,069 new households, Oxnard's residential increase is third highest in the County, after only Fillmore and Santa Paula, although the growth rates for Oxnard and Santa Paula are very close. Its jobs growth rate is 38%, only slightly greater than the Countywide average of 34%.

Jobs-Households Balance

Oxnard starts with a jobs-households balance of 1.19, well within the equilibrium range, and moves to a slightly more housing-rich ratio of 1.13 in 2035. Therefore, there was no need to alter the household or jobs projections to create jobs-households equilibrium.

It should also be noted that the Cities of Oxnard and Port Hueneme are functionally a single jobs-housing unit, since they are so close together. With Oxnard being in the low, housing-rich end of the range, and Port Hueneme being noticeably jobs-rich, their combined equilibrium is more balanced.

Capacity to Accommodate Growth within Sphere and CURB lines

Oxnard can easily accommodate its jobs growth, but only 33% of its projected household growth.

Oxnard's residential densities are expressed as a range; for example, its Residential-High Density category provides for a density of 18 to 32 units per acre. Other densities are also

stated as ranges. The basic capacity calculation uses the middle of the range; for the High Density category, capacity was calculated at 25 units per acre. If the capacity calculations are carried out using the top of the residential range, the City could accommodate approximately 39% of its projected household growth.

Additional Vacant Land not within both Sphere and CURB lines

Oxnard has one 55-acre parcel located inside its CURB line but outside its Sphere of Influence. However, since the parcel is located just beyond the Oxnard Airport runway, it is not suitable for urban development, particularly residential development.

Potential to Expand Beyond Sphere/CURB Limits

Like most of Ventura County's cities, Oxnard faces various constraints on its ability to expand beyond its current limits. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. To the north, Oxnard is bounded by the Santa Clara River and, beyond the river, the City of Ventura. On the west and south it is bordered by the Pacific Ocean, the City of Port Hueneme, and the unincorporated, developed areas of Hollywood Beach and Hollywood-by-the-Sea. From ½ mile to 1 mile to the east is the City of Camarillo. Finally, the Naval Base Ventura County/Point Mugu Naval Air Station lies approximately two miles to the southeast, forming another if distant barrier to expansion.
- 2. Legal Constraints. Oxnard's CURB measure requires voter approval before the City can expand past its CURB line.

To the east of the City is an unbroken belt of prime agricultural land, designated "Agricultural" in the County General Plan. Much of this land is under Land Conservation Act contract, although few of the contracts are coterminous with the City's Sphere of Influence. The undeveloped area to the north is also prime agricultural land, designated "Agricultural" in the General Plan, and largely within LCA contracts.

Both of these areas are within greenbelts; the Ventura-Oxnard Greenbelt to the north and the Oxnard-Camarillo Greenbelt to the east.

3. Resource Constraints. Oxnard has no obvious resource constraints.

F. Port Hueneme

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	7,416	15,571	2.10	7,416	15,571	2.10
Growth Capacity	25	106		25	106	
2035 Projection	8,709	19,931	2.29	8,709	19,931	2.29
2035 - Numeric Increase	1,293	4,360		1,293	4,360	
2035 - % Increase	17%	28%		17%	28%	
2035 - % Accommodated	2%	2%		2%	2%	
Year Vacant Land Exhausted	2006	2006		2006	2006	

Growth Projections

Port Hueneme's growth projections are relatively low, but still well above the City's ability to accommodate. It is assumed that the 2035 households projection reflects the construction of additional military housing at the Naval Base and/or additional civilian housing that may result from land excised from the Naval Base or future Base realignment or closure.

However, both the original base data and the projections seem to be inconsistent with Port Hueneme's circumstances. The original 2005 data was for 8,618 jobs, increasing to 11,008 in 2035. So the data would indicate that Port Hueneme is in equilibrium, with a ratio of 1.16 jobs per household. In fact, employment at the Naval Base, which occupies a large part of the City of Port Hueneme, results in a heavily jobs-rich ratio. Therefore, the jobs numbers appear to be unrealistically low. The City of Port Hueneme has researched its current jobs base, including both the Naval Base and City jobs, and has established that the actual number of jobs, as of 2005, was 15,571. The current SCAG numbers project an increase of 28%. Applying that percentage increase to the actual 2005 base produces the following revised numbers.

Year	# of Jobs	Jobs-Household Ratio
2005	15,571	2.10
2035	19,931	2.29

Jobs-Households Balance

Port Hueneme has traditionally been jobs-rich, due primarily to the presence of the Naval Base. It is not possible to create a realistic scenario that would bring the City into jobs-housing equilibrium. To do so, either the number of jobs would have to be reduced to below the current number, or the number of households would have to be increased far beyond the City's already extremely limited ability to accommodate. However, it should be noted that the Cities of Oxnard and Port Hueneme are functionally a single jobs-housing unit, since they are so close together. With Oxnard being in the low, housing-rich end of the range, and Port Hueneme being noticeably jobs-rich, their combined ratio would be more balanced.

Capacity to Accommodate Growth within Sphere and CURB lines

Port Hueneme has the least ability to accommodate its projected growth of all of the ten cities; it can accommodate only 2% of its projected household and jobs growth. As of 2005, it had approximately 1.5 acres of vacant residential land, and eight acres of commercial/industrial land.

Additional Vacant Land not within both Sphere and CURB lines

Since Port Hueneme has no SOAR/CURB measure, the only land available for consideration is within its Sphere of Influence, and is counted in its vacant land inventory.

Potential to Expand Beyond Sphere/CURB Limits

Of the ten cities, Port Hueneme faces the most intractable constraints on its ability to grow. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. The City is bordered by the City of Oxnard on the north and east, the Pacific Ocean on the south, and the developed, unincorporated community of Silver Strand on the west. It has literally no room to expand outward. Further, a substantial portion of its area is taken up by the Naval base, and the City has no control over land uses within the base. Once its very limited supply of vacant civilian land is exhausted, its only option would be to redevelop its existing areas with higher density uses. This would almost certainly require the use of eminent domain to displace existing families and businesses.
- 2. Legal Constraints. Since Port Hueneme has no SOAR/CURB measure, and is completely surrounded by either developed land or the Pacific Ocean, legal constraints are not applicable.
- 3. Resource Constraints. Port Hueneme has no obvious resource constraints.

G. Santa Paula

	Growth Projections – Vacant Land Comparison				nges to A ousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	8,414	8,550	1.02	8,414	8,550	1.02
Growth Capacity (Mid Range)	1,123	2,218		1,123	2,218	
Growth Capacity (Top of Range)	1,366	2,218		1,123	2,218	
2035 Projection	12,348	12,310	1.00	11,191	12,310	1.10
2035 - Numeric Increase	3,934	3,760		2,777	3,760	
2035 - % Increase	47%	44%		33%	44%	
2035 - % Accommodated (Mid Range)	29%	59%		40%	59%	
2035 - % Accommodated (Top of Range)	35%	59%		49%	59%	
Year Vacant Land Exhausted (Mid Range)	2012	2029		2018	2029	
Year Vacant Land Exhausted (Top of Range)	2013	2029		2020	2029	

Growth Projections

Santa Paula's growth projections are well above the County average; its projected residential growth is 47% compared to the County average of 27%, and jobs growth is 44% compared to the average of 34%.

Jobs-Households Balance

Santa Paula's 2005 base numbers show it to have a housing-rich ratio of 1.02 jobs per household, which is consistent with its character as a largely residential community. With its projected housing growth higher than projected jobs growth, the 2035 jobs-household ratio is even more housing-rich. Therefore, the Jobs-Household Balance columns in the table show the projected housing growth reduced from 3,934 to 2,777 households. This would bring the City to a ratio of 1.10, at the housing-rich end of the equilibrium range. Accommodate

Capacity to Accommodate Growth within Sphere and CURB lines

Like most of the other cities, Santa Paula has a significant shortage of vacant residential land, with a somewhat less severe shortage of commercial/industrial land.

Santa Paula's residential densities are expressed as a range; for example, high density residential has the range of 22 to 29 units per acre. The capacity calculation uses the middle of this range, so that high density residential is calculated at 25.5 units per acre. If all vacant residential property were to be developed at the top of its range (e.g. 29 units per acre for the

high density range), some 1,366 households could be accommodated, taking care of 35% of the projected growth.

Additional Vacant Land not within both Sphere and CURB lines

Santa Paula's original CURB measure excluded Adams Canyon, which is immediately adjacent to Fagan Canyon, and with the City's Sphere of Influence. After a series of measures to include Adams Canyon within the CURB were held, the voters in November 2006 approved the inclusion of Adams Canyon within the Sphere. Under the proposed plan, some 435 additional units could be built, significantly increasing the City's ability to absorb new households. With these additional units, approximately 40% of the projected growth could be accommodated.

Potential to Expand Beyond Sphere/CURB Limits

Like most of Ventura County's cities, Santa Paula faces serious constraints on its ability to expand beyond its current limits. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- Geographic Constraints. The Santa Clara River is on Santa Paula's southern border. To
 the north are steep slopes, subject to landslides, that are unsuitable for intense urban
 development. It should be noted that both Fagan and Adams Canyons have these steep
 slopes. Based on the proposed plan, Fagan Canyon is being developed at a density of
 .22 units per acre, and Adams Canyon at .08 units per acre.
- 2. Legal Constraints. Santa Paula's CURB measure requires voter approval before the City can expand past its CURB line.
 - Agricultural land is to the east and west; most of it is prime or statewide importance, with some local importance, and virtually all is designated "Agricultural" in the County's General Plan. The Ventura-Santa Paula Greenbelt is coterminous with the City's Sphere line on its western boundary, and the Santa Paula-Fillmore Greenbelt is coterminous with or very close to the Sphere and CURB line on the eastern side. In addition, there is a patchwork of Land Conservation Act (LCA) contracts within both greenbelts.
- 3. Resource Constraints. Santa Paula has no obvious resource constraints.

H. Simi Valley

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	39,225	42,238	1.08	39,225	42,238	1.08
Growth Capacity	1,188	30,198		1,188	30,198	
2035 Projection	43,815	66,760	1.52	43,815	58,712	1.34
2035 - Numeric Increase	4,590	24,522		4,590	16,474	
2035 - % Increase	12%	58%		12%	39%	
2035 - % Accommodated	26%	123%		26%	183%	
Year Vacant Land Exhausted	2009	After 2035		2009	After 2035	

Growth Projections

Simi Valley's residential projection, showing a 12% increase, is substantially below the County average of 27%. Its jobs growth, at 58% is conversely well above the County average of 34%.

Jobs-Households Balance

Simi Valley starts with a housing-rich ratio of 1.08 jobs per household, but its significantly higher projected jobs growth moves it to a jobs-rich ratio of 1.52 by 2035. Therefore, the Jobs-Households Balance columns show a reduction in the projected number of 2035 jobs, from 66,760 to 58,712. This would bring the City into the jobs-rich top of the jobs-households equilibrium range, with a ratio of 1.34.

Capacity to Accommodate Growth within Sphere and CURB lines

Like most of the other cities, Simi Valley has a significant shortage of vacant residential land, with ample commercial/industrial land. Because the City's residential densities are stated as single numbers rather than ranges, it is not possible to derive a higher residential capacity by using the top of the ranges rather than the middle.

Additional Vacant Land not within both Sphere and CURB lines

Simi Valley has extensive areas that are within one of these lines but outside of the other. For the reasons described below, none of these areas adds significantly to the City's ability to accommodate growth.

- Inside Sphere, outside City and CURB. There are some 229 acres in the southwestern area, around the Reagan Library, that have been recently included within the Sphere but are still outside the CURB line. It is the City's intent to maintain this area in open space, or very low density development, so it would not contribute to the City's ability to absorb new development.
- 2. Inside Sphere and City, outside CURB. There are two such areas; one area, amounting to some 700 acres, is located to the southeast of the City near Runkle Canyon; the second area, with 43 acres, is east of Cobbler Hill Court. The City's General Plan designates these areas Open Space 1 du per 40 acres. They would allow for some 18 units, not enough to make a significant difference.

3. Inside CURB, outside City and Sphere. There are two areas, northeast of the City, in the Marr Ranch and Chivo Canyon areas, that are inside the CURB line but outside the City and Sphere boundaries. Both of these areas are almost entirely owned by the Rancho Simi Recreation and Park District, and are unlikely to be developed.

Potential to Expand Beyond Sphere/CURB Limits

The constraints on Simi Valley's ability to expand are less severe than those many other cities face. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. North of Simi Valley are relatively steep slopes, subject to landslides and less suitable for urban development. Approximately one mile to the east is the Los Angeles County border. To the southeast is the unincorporated community of Santa Susana. To the south are steep, hilly areas unsuitable for urban densities; beyond that is the Santa Monica Mountains National Recreation Area. To the southwest the City's border is coterminous with the City of Thousand Oaks. To the west is a relatively small area that is coterminous with the City of Moorpark; southerly of that Moorpark lies from ½ mile to 2 miles west of Simi Valley. Between Moorpark and Simi Valley is the Tierra Rejada Valley, developed with low density rural estates.
- 2. Legal Constraints. Simi Valley's CURB measure requires voter approval before the City can expand past its CURB line. The Tierra Rejada Greenbelt is coterminous with the City's Sphere line on its western boundary. There is no prime, statewide importance, or local importance agricultural land, nor any land designated "Agricultural" adjacent to the City. There are no Land Conservation Act contracts near the City's boundaries.
- 3. Resource Constraints. Simi Valley has no obvious resource constraints.

I. Thousand Oaks

	Growth Projections – Vacant Land Comparison				nges to A ousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	44,641	66,653	1.49	44,641	66,653	1.49
Growth Capacity (Mid Range) Growth Capacity	1,466	4,029		1,466	4,029	
(Top of Range)	2,303	4,029		2,303	4,029	
2035 Projection	46,570	83,887	1.80	49,741	66,653	1.34
2035 - Numeric Increase	1,929	17,234		5,100	0	
2035 - % Increase	4%	26%		11%	0%	
2035 - % Accommodated (Mid Range)	76%	23%		29%	100%	
2035 - % Accommodated (Top of Range)	119%	23%		45%	100%	
Year Vacant Land Exhausted (Mid Range)	2027	2013		2014	NA	
Year Vacant Land Exhausted (Top of Range)	After 2035	2013		2019	NA	

Growth Projections

Thousand Oaks' residential growth projection is the lowest in the County, at 4%. Its jobs growth projection is also the lowest of the ten cities, at 26%, although the County's jobs projection, at 10%, is lower still. The 2035 residential growth projection of 46,570 households represents a significant reduction from the original number of 51,830. Similarly, the 2035 jobs growth projection was reduced from the original 93,579 to 83,887.

Jobs-Households Balance

Thousand Oaks has traditionally been jobs-rich. It starts with a jobs-rich ratio of 1.49 jobs per household, then grows to an even more jobs-rich ratio of 1.80 jobs per household. In order to bring these numbers into equilibrium, it was necessary to reduce jobs growth to zero, and then increase projected residential growth to 49,741 households.

As pointed out in Section III-D, it may be more realistic to consider jobs-households balance in the context of a jobs shed including adjacent communities, rather than the somewhat arbitrary city boundaries. In the case of Thousand Oaks, it can be argued that Thousand Oaks, the neighboring unincorporated communities of Casa Conejo, Lynn Ranch, Rolling Oaks, Ventu Park, Kelly Estates, Oak Park, and the Los Angeles County City of Westlake Village should be considered a single jobs-households unit. It is outside the scope of this study to define functional jobs-household areas, and calculate their jobs-households ratio. However, it should be pointed out that the proximity of these largely residential areas to the City of Thousand Oaks would effectively bring its jobs-households ratio much closer to equilibrium, or perhaps within

that range.

Capacity to Accommodate Growth within Sphere and CURB lines

Thousand Oaks reverses the usual pattern of more ability to accommodate projected jobs growth than residential growth, with the capacity to provide for 76% of its residential growth but only 23% of jobs growth. This is not due to a larger inventory of vacant residential land, but to the very small size of the City's projected residential growth. Under this scenario, the City would exhaust its inventory of vacant residential land in 2027, and its store of commercial/industrial land by 2013.

The City's residential densities are stated in ranges rather than single numbers. For example, its High Density Residential designation is in the range of 15 to 30 dwelling units per acre. The standard calculation uses the average of this range, or 22.5 units per acre. If the calculation is carried out using the top of each residential range, e.g. 30 units per acre for the then the City's inventory of vacant land could accommodate 2,303 new households. With this approach it could accommodate 119% of its projected residential growth.

Additional Vacant Land not within both Sphere and CURB lines

Thousand Oaks' Sphere and CURB lines are coterminous, so there is no land that is within one boundary but outside the other.

Potential to Expand Beyond Sphere/CURB Limits

Thousand Oaks has fewer constraints than many of the other cities in the County. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. The City of Moorpark lies from ¾ of a mile to two miles directly to the north. Between Thousand Oaks and Moorpark is the Santa Rosa Valley, which is largely developed with low density rural estates. To its northeast, it is bounded by the City of Simi Valley. To the east is the developed, unincorporated community of Oak Park, and just beyond that the Santa Monica Mountains National Recreation Area stretches nearly to the County line. A large stretch of the southeastern boundary is coterminous with the Ventura-Los Angeles County boundary. To the west of that is the developed, unincorporated community of Lake Sherwood, and a small area to the northwest is coterminous with Camarillo.
- Legal Constraints. The City's CURB measure requires voter approval before the City can expand past its CURB line. The Tierra Rejada Greenbelt is coterminous with a portion of the City's northern boundary, and the Santa Rosa Greenbelt is coterminous along a portion of the western boundary. There are some scattered Land Conservation Act contracts near the western and southern boundaries.
 - There are small areas of prime agricultural land adjacent to the City's northern boundary, and others near the southern boundary
- 3. Resource Constraints. Thousand Oaks has no obvious resource constraints.

J. Ventura

	SCA	G Projectio	ns	Jobs-Hou	ıseholds Ba	llance
	Residential	Commercial /Industrial	Jobs- House- holds Ratio	Residential	Commercial /Industrial	Jobs- House- holds Ratio
2005 Base Data*	40,056	62,747	1.57	40,056	62,747	1.57
Growth Capacity (Households/Jobs, at mid range)	5,510	6,198		5,510	6,198	
Growth Capacity (Households/Jobs, at top of range)	9,123	6,198		9,123	6,198	
2035 Projection**	51,677	85,379	1.65	51,677	69,247	1.34
2035 - Numeric Increase***	11,621	22,632		11,621	6,500	
2035 - Percent Increase	29%	36%		29%	10%	
2035 - % Accommodated (Mid Range)	47%	27%		47%	95%	
2035 - % Accommodated (Top of Range)	79%	27%		79%	95%	
Year Vacant Land Exhausted (Mid Range)	2018	2011		2018	2017	
Year Vacant Land Exhausted (Top of Range)	2028	2011		2028	2017	

Growth Projections

Ventura's growth projections are very near the Countywide average, with residential growth at 29% compared to the average of 27%, and jobs growth at 36% compared to the average of 34%.

Jobs-Households Balance

Ventura's traditionally jobs-rich character is aggravated by its greater increase in jobs growth. It starts with a jobs-rich ratio of 1.57 jobs per household, then grows to an even more jobs-rich ratio of 1.65 jobs per household. In order to bring the City's projections into jobs-household balance, it was necessary to reduce its jobs growth from a 2035 number of 85,379, to 69,247.

Capacity to Accommodate Growth within Sphere and CURB lines

Ventura is similar to Thousand Oaks in that it can absorb more of its projected residential growth than jobs growth, with the capacity to provide for 47% of its residential growth but only 27% of jobs growth. Under this scenario, the City would exhaust its inventory of vacant residential land in 2018, and its store of commercial/industrial land by 2011.

Ventura's General Plan states its densities in ranges rather than single numbers. For example,

its High Density Residential designation is in the range of 21 to 54 dwelling units per acre. The standard calculation uses the average of this range, or 37.5 units per acre. If the calculation is carried out using the top of each residential range—in this case, 54 units per acre—then the City's inventory of vacant land could accommodate 9,416 new units, or (allowing for vacancy rates) 9,123 new households. With this approach it could accommodate 79% of its projected residential growth, and its inventory of vacant land would last until 2028.

Additional Vacant Land not within both Sphere and CURB lines

Ventura's SOAR/CURB restrictions are structured differently than the other cities. Its initial SOAR measure prohibited the Council from changing any land designated "Agriculture" in its General Plan, to another more urban designation. The areas designated agriculture form a border along the City's southern and western borders, together with several large areas in the otherwise residentially developed East End. The Agricultural areas in the East End are referred to as the inner city greenbelt, although they are not part of a formal greenbelt resolution or ordinance.

Its second measure, the Hillside Voters Participation Act (HVPA) drew a reverse CURB line around the hillside area to the City's north, requiring voter approval of any development *within* this line. This has resulted in a situation where there are several large areas, in the East End, which are within its Sphere but covered by its SOAR measure. Because these areas, by definition, are designated Agriculture in the General Plan, it is not possible to calculate their holding capacity based on the methodology used in this study.

Potential to Expand Beyond Sphere/CURB Limits

Ventura has a variety of constraints limiting its ability to expand.

- Geographic Constraints. To the City's north are steep hillsides, subject to landslides and unsuitable for dense urban development. To the south is the Santa Clara River, and south of the River is the City of Oxnard. To the west and south is the Pacific Ocean. Along another portion of its western boundary is the Ventura River, and beyond that are more steep hillsides.
- 2. Legal Constraints. The City's SOAR/HVPA measures require voter approval before the City can develop the areas covered by these measures. The Ventura-Santa Paula Greenbelt is coterminous with its Sphere and HVPA boundary along the eastern side, and the Ventura-Oxnard Greenbelt is coterminous with the Sphere line along a portion of the southern boundary. There are numerous Land Conservation Act contracts in the Ventura-Santa Paula Greenbelt along the eastern boundary, and several scattered LCA contracts along the southern boundary in the Ventura-Oxnard Greenbelt. There are also two very large LCA contracts on the western border, across the Ventura River, and to the north in the HVPA area.

The land in the inner city greenbelt is agricultural land, designated either prime or statewide importance. The lands to the east, within the Ventura-Santa Paula Greenbelt; and to the south, in the Ventura-Oxnard Greenbelt, are also agricultural land designated prime or statewide importance.

3. Resource Constraints. Ventura has no obvious resource constraints.

K. Unincorporated County

	Growth Projections – Vacant Land Comparison				nges to A lousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	31,397	44,164	1.41	31,397	44,164	1.41
Growth Capacity	13,530	8,603		13,530	8,603	
2035 Projection	35,928	48,506	1.35	35,928	48,143	1.34
2035 - Numeric Increase	4,531	4,342		4,590	3,979	
2035 - % Increase	14%	10%		14%	9%	
2035 - % Accommodated	299%	198%		299%	216%	
Year Vacant Land Exhausted	After 2035	After 2035		After 2035	After 2035	

Growth Projections

The County's residential growth projection, at 14%, is lower than the countywide average of 27%, and its 10% jobs growth is also lower than the 34% average. The Guidelines for Orderly Development, adopted by the County and all ten cities, set a countywide policy of directing urban growth to the incorporated cities, because "incorporated cities exist to provide the full range of municipal services and are responsible for urban land use planning." Based on this long-standing policy, urban growth in the unincorporated area is restricted to a few areas designated "Urban" (e.g., Piru) or Existing Community" (e.g., El Rio, Saticoy, Ventu Park).

Jobs-Households Balance

The County starts with a jobs-rich ratio of 1.41 jobs per household, then moves closer to balance with a 2035 ratio of 1.35, just above the equilibrium range of 1.34. Reducing the jobs growth slightly, from 48,506 to 48,143, brings the County to the top of the jobs-households equilibrium range.

Capacity to Accommodate Growth

The County's situation is completely different than the cities. Like all jurisdictions, it is required to identify, in its Housing Element, enough vacant residential land to accommodate the number of units assigned to it through the Regional Housing Needs Allocation (RHNA) process. However, under the Guidelines for Orderly Development, the policy of the County and the ten cities is not to facilitate urban development in the unincorporated areas. Further, the County's SOAR measure prohibits the Board from redesignating any land designated Agricultural, Open Space, or Rural to any other designation, without voter approval. These constraints essentially limit the County's options for accommodating growth at urban densities to the areas designated Urban or Existing Community in the General Plan. These areas are already largely developed.

Due to these circumstances, of the County's 13,530 unit residential capacity, approximately 12,000 are larger lots, ranging from one acre to 80 acres, located in the County's Agricultural, Open Space, and Rural designations. Development of such lots at these very low densities would raise significant issues in terms of the costs of constructing infrastructure, providing services such as police and fire protection, and fragmenting natural habitats. Therefore, while

the County appears to have plenty of capacity to absorb projected growth, the nature of the vacant residential land would make it very difficult to provide the types of housing that are needed to serve the growth in employment. The County primarily needs farmworker housing—low income housing located near agriculture and in proximity to city services. Much of the large-lot vacant land inventory is not suitable for this type of housing.

Additional Vacant Land not within both Sphere and CURB lines

This category does not apply to the County.

Potential to Expand

The County faces a unique set of constraints in identifying suitable land. Unlike cities, it cannot expand beyond its existing boundaries. Moreover, unincorporated land available for development may be reduced when such land is annexed to the cities. Virtually all of its vacant land is either steeply sloping hillsides, or prime/statewide importance agricultural land. Much of the agricultural land is within a greenbelt and/or in Land Conservation Act contract. Please see Section II-D for a discussion of the applicability of these constraints to the allocation of regional housing need.

- 1. Geographic Constraints. Virtually the entire north half of the County is within the Los Padres National Forest. There are inholdings within the forest, but these are isolated and difficult to access.
- 2. Legal Constraints. The County's SOAR measure requires voter approval before the County can redesignate any Agricultural, Open Space, or Rural land to another designation. The General Plan has six basic land use categories; Agricultural, Open Space, Rural, Existing Community, State or Federal Facility, and Urban. The Urban designation primarily covers the ten cities, and does not include vacant land suitable for urban development. The State or Federal Facility designation is for such facilities as the Naval Construction Battalion Center or the Point Mugu Naval Base. The Existing Community designation applies to areas like Casitas Springs, Mira Monte, and Oak View along the Ojai River, and Somis, north of Camarillo. Most of these areas are developed, and offer little scope for additional urban development.

To summarize, the SOAR measure prohibits the Board from redesignating land with Agricultural, Open Space, or Rural designations to those which would allow urban development. Areas that already carry urban designations—Urban and Existing Community—are limited and generally already developed close to the density allowed by the designation and zoning. The vacant residential land inventory is almost entirely made up of scattered, low density, large lot parcels which are not suitable for the farmworker housing which is the County's most pressing housing need.

- 3. Resource Constraints. The County faces resource constraints for any development in the Ojai Valley, due to both air quality and traffic congestion. Existing and potential residential parcels must also have adequate means for providing potable water, sewage treatment and access. As such, County staff did not include in the inventory any potential parcels or units that were constrained by lack of potable water, sewage treatment or require access on a road that is currently operating below an acceptable level of service as established by the County General Plan. These include limitations on the following areas:
 - Santa Monica Mountains (groundwater supply constraints)
 - Ojai Valley (traffic constraints on Hwy 33 and water restrictions by CMWD)
 - Santa Rosa Valley (septic system limitations due to high nitrates)
 - Las Posas Valley (traffic constraints on intersection of Hwy 118 and 34)

Appendix A - Residential Growth Charts

Chart A-1 - Increase in Households 2005 - 2035

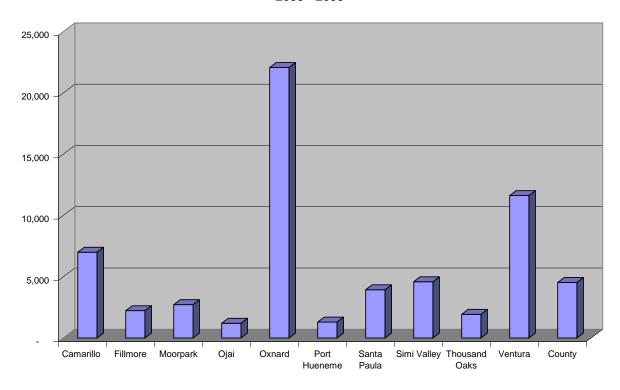


Chart A-2 - Percent Increase in Households 2005 - 2035

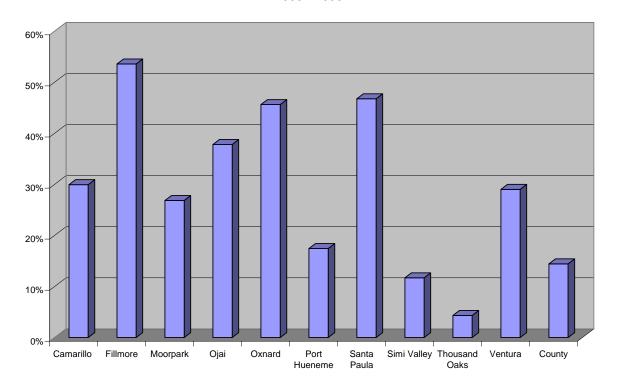
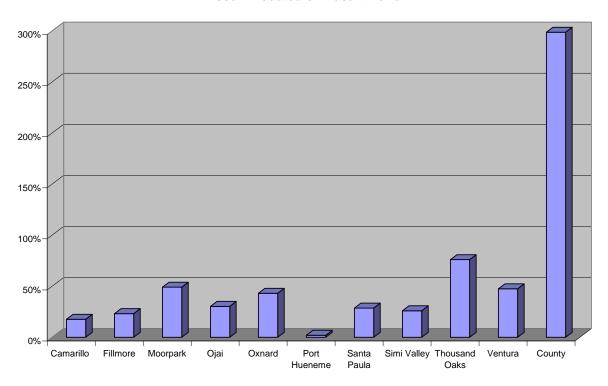


Chart A-3 - Percent of New Households
Accommodated on Vacant Land



Appendix B – Regional Housing Needs Allocation Factors

Government Code Section 65584.04, Subsection (d), describes the factors that local jurisdictions can use to develop their Regional Housing Needs Allocation methodology.

- (d) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:
 - (1) Each member jurisdiction's existing and projected jobs and housing relationship.
 - (2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:
 - (A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.
 - (B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.
 - (C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.
 - (D) County policies to preserve prime agricultural land, as defined pursuant to **Section** 56064, within an unincorporated area.
 - (3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.
 - (4) The market demand for housing.
 - (5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.
 - (6) The loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of **Section** 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.
 - (7) High-housing costs burdens.
 - (8) The housing needs of farmworkers.
 - (9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.
 - (10) Any other factors adopted by the council of governments.

Appendix C – Explanation of Growth Projection/Jobs-Households Balance Analysis Tables

The body of the report includes a table for each jurisdiction that attempts to assemble the various types of data for each jurisdiction in one table. This appendix explains the numbers in these tables. Below is a sample table.

	Growth Projections – Vacant Land Comparison				nges to A ousehold	chieve s Balance
	House- holds	Jobs	Jobs/ House- holds Ratio	House- holds	Jobs	Jobs/ Households Ratio
2005 Base Data	8,414	8,550	1.02	8,414	8,550	1.02
Growth Capacity (Mid Range) Growth Capacity	1,123	2,218		1,123	2,218	
(Top of Range)	1,366	2,218		1,123	2,218	
2035 Projection	12,348	12,310	1.00	11,191	12,310	1.10
2035 - Numeric Increase	3,934	3,760		2,777	3,760	
2035 - % Increase	47%	44%		33%	44%	
2035 - % Accommodated (Mid Range)	29%	59%		40%	59%	
2035 - % Accommodated (Top of Range)	35%	59%		49%	59%	
Year Vacant Land Exhausted (Mid Range)	2012	2029		2018	2029	
Year Vacant Land Exhausted (Top of Range)	2013	2029		2020	2029	

The table is divided into two parts. The three columns on the left (excluding the row titles) are "Growth Projections – Vacant Land Comparison", which contain the base data, projections, and comparisons. The three columns on the right show the "Changes to Achieve Jobs-Households Balance", which starts with the 2035 projections and then revises either the projected households, or the projected jobs, in order to attain jobs-households equilibrium. In the above example, the jurisdiction was housing-rich. Therefore, the projected growth in households was reduced from 3,935 to 2,777 just enough to bring the jurisdiction into jobs-household balance. The numbers that were revised are shown in *italics*.

In cases where the jurisdiction was within the equilibrium range, no changes were made and the three columns on the right are the same as those on the left.

Line 1: 2005 Base Data. This line contains the 2005 data for number of existing households and jobs, as well as the 2005 jobs-households ratio.

Line 2: Growth Capacity. This line shows the ability of the jurisdiction's vacant land to provide for the projected new households and jobs. Note that in those jurisdictions where residential densities are expressed in ranges rather than a single number, there will be two lines for "Growth Capacity"; one for the jurisdiction's capacity if the vacant land is developed at the middle of the range, and one for the capacity if development occurs at the top of the range. The example above shows this situation.

It should be noted that the residential data is stated in terms of "households" rather than dwelling units because this is the factor used in calculating jobs-household balance.

To accomplish this conversion, the dwelling unit data is divided by the vacancy rate. For example, if Santa Paula's residential capacity is 1,150 dwelling units, and its vacancy rate is 2.45, then dwelling unit capacity converted to households is:

1,150 / 1.0245 = 1,123 households can be accommodated in 1,150 dwelling units.

The Department of Finance 2005 vacancy rates were used for these calculations.

- Line 3: 2035 Projection. This line shows the jurisdiction's 2035 projections for households and jobs, in the "Growth Projections" part of the table, on the left. On the right are any revisions needed to bring the jurisdiction into jobs-households balance. If the jurisdiction was jobs-rich, its projected increase in jobs was reduced enough to bring it within the 1.10 1.34 equilibrium range. If it was housing rich, its projected increase in households was reduced enough to bring it into balance in the "Changes to Achieve Jobs-Household Balance" portion of the table, As noted above, the numbers that were revised are shown in *italics*.
- Line 4: 2035 Numeric Increase. This line states the number of new households or new jobs projected for the jurisdiction through 2035. As with Line 3, this number would be revised in the right-hand portion of the table, if the 2035 jobs-households projections showed that the jurisdiction was not in jobs-households equilibrium. The revised numbers would be shown in *italics*.
- Line 5: 2035 % Increase. This line shows the percentage growth in households and jobs, from the 2005 base year number. As with Lines 3 and 4, this number would be revised and shown in italics in the right-hand portion of the table, if the 2035 jobs-households ratio was not in equilibrium.
- Line 6: 2035 % Accommodated. This line shows what percent of the projected growth in households and jobs can be accommodated on the jurisdiction's vacant land. If the 2035 jobs-households ratio is not in equilibrium, this number will be revised in the right-hand portion of the table, and will be shown in *italics*.

Note that in those jurisdictions where residential densities are expressed in ranges rather than a single number, there will be two lines for "% Accommodated"; one for the jurisdiction's capacity if the vacant land is developed at the middle of the range, and one for the capacity if development occurs at the top of the range.

Line 7: Year Vacant Land Exhausted. This line is self-explanatory.

Agenda Item 4.4

REPORT

DATE: July 13, 2012

TO: Regional Housing Needs Assessment (RHNA) Subcommittee

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Fillmore

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Fillmore requests a RHNA reduction based on several local planning factors. They include existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, and market demand for housing. Because of these constraints, the City of Fillmore requests a reduction in its Draft RHNA Allocation of Very Low Income by 100 units and Low Income units by 100 units from its Draft Allocation of 694 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Fillmore's appeal to reduce its Draft Allocation. SCAG recognizes the elimination of redevelopment agencies (RDA) as a possible constraint to building affordable housing. However, RHNA only requires jurisdictions to zone for the City's future housing need, not to actually build additional housing. In addition, SCAG cannot consider a jurisdiction's un-accommodated site inventory need from prior RHNA cycles as a basis to reduce 5th RHNA cycle lower income housing need Allocations.



BACKGROUND:

The following is a chronology of the events related to Fillmore's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Roy Payne, Community Development Director, City of Fillmore, indicating the Draft household forecast as follows:

2008	Households	4,304
2020	Households	5,277 (973 increment from 2008)
2035	Households	6,103 (1,799 increment from 2008)

2. On January 26, 2010, the city input was received from Mr. Manual Minjares, Assistant Planner, City of Fillmore, to SCAG as follows:

2008	Households	4,302
2020	Households	6,089 (1,787 increment from 2008, an increase of 812 from SCAG forecast)
2035	Households	6.103 (1.801 increment from 2008)

3. On May 13, 2011, an email was sent from SCAG to Mr. Kevin McSweeney, Community Development Director, City of Fillmore, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent indicates that the City's Draft household forecast was adjusted as follows:

2008	Households	4,146
2020	Households	5,082 (936 increment from 2008, a reduction of 1,007)
2035	Households	5 908 (1.762 increment from 2008, a reduction of 195)

In addition, SCAG also provided the City this additional household information in detail:

2010	Census (4/1/2010)	4,156
2011	DOF (1/1/2011)	4,163
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	5,153

- 4. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Fillmore is 694.
- 5. On February 6, 2012, SCAG sent a letter to Ms. Yvonne Quiring, City Manager, City of Fillmore, indicating the Draft RHNA Allocation for the City of Fillmore.
- 6. On March 15, 2012, SCAG received a RHNA revision request from Mr. Kevin McSweeney, Community Development Director, City of Fillmore, based on existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, and distribution of household growth assumed for purposes of comparable Regional Transportation plans.



The City requested a reduction of 200 units from its Draft RHNA Allocation.

- 7. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Fillmore. After the City of Fillmore presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of 200 units.
- 8. On May 29, 2012, SCAG received a RHNA appeal from Ms. Gayle Washburn, Mayor, City of Fillmore, based on several local planning factors. The City requested a reduction of 100 Very Low Income units and 100 Low Income units from its Draft RHNA Allocation.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	4,163
2020 Households	5/13/11 Adjustment	5,082
2021 Households	Interpolation	5,153
2011 to 2021 Projected	2021 Households – 2011	990
Household Growth (10.75	Households	
years)	-or-	
	= 5,153-4,163	
2014 to 2021 Projected	(10.75 year growth/10.75	714
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(990/10.75) \times 7.75$	

ANALYSIS:

The City of Fillmore submits an appeal and requests a RHNA reduction based on several local planning factors. They include existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, and market demand for housing.

Local Planning Factors

(1) Existing or projected jobs-housing balance [Govt. Code Section 65584.04(d)(1)]

Issue: The City argues that its current Draft Housing Element indicates Fillmore as having a jobs/housing ratio of .80, demonstrating that Fillmore is housing rich and additional residential development would further exacerbate this ratio.

SCAG Staff Response: Per SCAG's adopted Allocation Methodology for this 5th cycle RHNA, the household growth projections were calculated using local input for the Integrated Growth Forecast process, including from the City of Fillmore. The general presumption is that when providing local input on household growth, planning factors such as jobs-housing balance are included as part of the local input provided by the jurisdictions. Moreover, the adopted regional Allocation Methodology took into account each member jurisdiction's existing and projected jobs and housing



relationship. These relationships were appropriately maintained for all jurisdictions throughout the forecasting/planning horizons as part of the Integrated Growth Forecast development. Thus, SCAG staff does not recommend a housing need reduction based on this planning factor.

(2) <u>Availability of land suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]</u>

Issue: The City argues that in order to accommodate its assigned housing need from the 4th RHNA cycle in its corresponding housing element, it must rezone and consider conversion of non-residential areas to residential, particularly for the low and very-low income categories. In its appeal, the City writes that the conversion of commercial and industrial areas to high density residential will remove its ability to recover expected sales and property taxes. More zoning changes will be needed to accommodate the 5th RHNA cycle need, and the City argues that its lack of available land to accommodate the 4th and 5th cycle housing need will burden the City.

SCAG Staff Response: Government Code Section 65584.04(d)(2)(B) requires that the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. A potential loss of tax revenue from the conversion of non-residential uses does not preclude a jurisdiction's responsibility to accommodate for future housing need. Thus SCAG staff does not recommend a reduction based on this planning factor.

(3) Market demand for housing [Govt. Code Section 65584.04(d)(4)]

Issue: The City argues in its appeal that there is a lack of demand for building permits, and that the development rate has been significantly lower than planned. The City writes that it is projected to construct less than one-third of its Draft RHNA Allocation between 2014 and 2021 and that the Draft Allocation is an unrealistic projection.

SCAG Staff Response: RHNA targets by income category represent the land use capacity needed to accommodate anticipated housing need resulting from expected population and employment growth and are not building quotas. Local growth input from the jurisdictions gathered through the Integrated Growth Forecast process was incorporated into the RHNA process according to the adopted RHNA Methodology, and was the basis for determining projected housing need. Thus, SCAG staff concludes that this planning factor does not justify a reduction in the City's Draft Allocation.

Other Considerations (Reduction of Low and Very-low Income Units)

Issue: In its appeal, the City requests for the reduction of Low and Very-low income units only. The reason provided is that the City has an unmet need of 220 units from the 4th RHNA cycle and must accommodate this need in addition to its 5th cycle assigned need in the 5th cycle housing element.

SCAG Staff Response: Per Government Code Section 65584.09, jurisdictions who have not accommodated all of its 4th RHNA need in the corresponding housing element must find suitable sites for the unmet need in the 5th cycle housing element, in addition to the assigned need from the 5th RHNA cycle. The unmet need from the 4th cycle must be completed within the first year of the 5th cycle in order for the California

Department of Housing and Community Development to approve the housing



element. Although this situation could potentially apply to the City of Fillmore, SCAG cannot reduce a jurisdiction's 5th RHNA cycle on this basis because it is the responsibility of every jurisdiction to adopt a housing element in accordance with state housing law.

Moreover, the income-level distribution for total housing need was determined using 2010 Census data and adjusted by 110% towards the county distribution using county median income, per adopted RHNA Allocation Methodology. Changes to a jurisdiction's Draft RHNA Allocation would apply to the total assignment rather by income category. A reduction to only select income categories would be inconsistent with the adopted RHNA Methodology and its application under Government Code Section 65584.04 and 65584.05

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Fillmore
- 2. Supporting Documentation Provided by the City to Support Its Appeal





Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

Date: County: Contact: Kevin McSweeney APPEAL AUTHORIZED BY: Name: Gayle Washburn, Mayor PLASE CHECK BELOW: County Board of Supervisors County Board of Supervisors County Board of Supervisors Sake Section 65584.04(d)	TS			
County: Kevin McSweeney Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, Phone/Email: 805-524-1500 ext 116, 805	May 29, 2012 Date:	Jurisdiction:		
APPEAL AUTHORIZED BY: APPEAL AUTHORIZED BY: PLEASE CHECK BELOW: Chief Administrative Officer City Manager Chief Administrative Officer Chief Adminis				
RAME: Gayle Washburn, Mayor Chair of County Board of Supervisors				
Name: Gayle Washburn, Mayor County Board County Board	APPEAL AUTHORIZED BY:	PLEASE CHECK BELOW:		
□ RHNA Methodology □ AB 2158 Factors (See Government Code Section 65584.04(d)) □ Existing or projected jobs-housing balance □ Sewer or water infrastructure constraints for additional development □ Availability of land suitable for urban development or for conversion to residential use □ Lands protected from urban development under existing federal or state programs □ County policies to preserve prime agricultural land □ Distribution of household growth assumed for purposes of comparable Regional Transportation Plans □ Market demand for housing □ County-city agreements to direct growth toward incorporated areas of County □ Loss of units contained in assisted housing developments □ High housing cost burdens □ Housing needs of farmworkers □ Housing needs generated by the presence of a university campus within a jurisdiction □ Changed Circumstances Brief Description of Appeal Request and Desired Outcome: Request to reduce the Very Low Income category by 100 units and reduce the Low Income Category by 100 units. This reduction will allow the City to address the unaccommodated need from previous Housing Element Cycles of 218 Low/Low Income units for the Housing Element Cycle of 2014-2021 List of Supporting Documentation, by Title and Number of Pages: 1. Cover Letter, Appeal Request (3 page) 2. Department of Finance, Population Housing Estimates 3. *Per Government Code Section 65584.05(d), appeals to the draft RHNA Allocation Plan can only be made by jurisdictions that have previously filed a revision request and do not accept the revision request findings made by SCAG, except for appeals based on RHNA methodology and changed circumstances. FOR STAFF USE ONLY:	Name: _Gayle Washburn, Mayor	County Board		
☐ AB 2158 Factors (See Government Code Section 65584.04(d)) ☐ Existing or projected jobs-housing balance ☐ Sewer or water infrastructure constraints for additional development ☐ Availability of land suitable for urban development or for conversion to residential use ☐ Lands protected from urban development under existing federal or state programs ☐ County policies to preserve prime agricultural land ☐ Distribution of household growth assumed for purposes of comparable Regional Transportation Plans ☐ Market demand for housing ☐ County-city agreements to direct growth toward incorporated areas of County ☐ Loss of units contained in assisted housing developments ☐ High housing cost burdens ☐ Housing needs of farmworkers ☐ Housing needs generated by the presence of a university campus within a jurisdiction ☐ Changed Circumstances Brief Description of Appeal Request and Desired Outcome: Request to reduce the Very Low Income category by 100 units and reduce the Low Income Category by 100 units. This reduction will allow the City to address the unaccommodated need from previous Housing Element cycles of 218 Low/Low Income units for the Housing Element Cycle of 2014-2021 List of Supporting Documentation, by Title and Number of Pages: 1. Cover Letter, Appeal Request (3 page) 2. Department of Finance, Population Housing Estimates 3. *Per Government Code Section 65584.05(d), appeals to the draft RHNA Allocation Plan can only be made by jurisdictions that have previously filed a revision request and do not accept the revision request findings made by SCAG, except for appeals based on RHNA methodology and changed circumstances. FOR STAFF USE ONLY:	BASES FOR APPEAL*			
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	jurisdictions that have previously filed a revision	request and do not accept the revision request findings made by		
		te: Planner:		



CITY OF FILLMORE

CENTRAL PARK PLAZA 250 Central Avenue Fillmore, California 93015-1907 (805) 524-3701 • FAX (805) 524-5707

TO:

Ma'Ayn Johnson, SCAG staff

DATE: May 29, 2012

FROM:

Yvonne Quiring, City Manager

SUBJECT:

Appeal of Regional Housing Needs Assessment 2014-2021 for 200 units

of Very Low/Low Income units

RHNA and Housing Element Cycle 2014-2021

The City of Fillmore has been assigned the following RHNA for the Housing Element cycle 2014-2012.

160
112
128
294
694

These residential units have been compared to the General Plan Land Use Element and determined that the Above Moderate and Moderate Income units are consistent with the General Plan.

However, the California Department of Housing & Community Development, Division of Housing (HCD) informed the City that previous Housing Element Cycles of Unaccommodated Units will be added to the Housing Element Cycle 2014-2021. The Unaccommodated need for the Housing Cycle 2014-2021 is 220 for Low/Very Low Income units.

Therefore, the next Housing Element Cycle 2014-2021, the City of Fillmore will have to plan and prepare for 492 Low/Very Low Income Units when adding the Unaccommodated need with RHNA.

This will require General Plan Amendments/Zone Changes of Commercial Highway and Industrial designation to a Residential High designation which will cause an unbalanced Land Use and is unrealistic to the demands of development.

General Plan Amendments/Zone Changes:

Fillmore submitted the current draft Housing Element to HCD with the comment from HCD that zone changes need to occur to address unaccommodated units from the

previous Housing Element. The City has been studying the conversion of Commercial Highway and Industrial designation to a high density residential to address Very Low Income/Low income categories.

It was discovered that by converting Commercial Highway and Industrial uses to high density removes the City's ability to recover expected sales tax and property tax. Additionally, it was discovered that the property owners are resisting high density residential uses and will challenge the zone change.

With the proposed current drafted RHNA, HCD is stating that even more zone changes will need to occur for the unaccommodated units to Housing Element cycle of 2014-2021.

This is burdening the City with Very Low Income/Low Income units when there has not been a demand and there are existing approved residential projects not yet constructed.

It is the City's expectation through the General Plan to have a balance of land uses that ensures revenue generating uses that will assist in off-setting City service costs. By removing commercial designation and replacing it with residential uses exacerbates the unbalanced land use and revenue from sales tax and property tax taken away from commercial Highway and Industrial/Manufacturing land uses.

The draft Housing Element indicates the City of Fillmore as having a Job/Housing ratio of 0.80. This demonstrates the City is housing rich and planning for more residential units increases the unbalance land use.

Density increases:

In comparison with the 10 cities in Ventura County, the City of Fillmore has a Persons Per Household of 3.60. This is considered to be the highest persons per household for a City within Ventura County. Adding additional Very Low Income/Low Income units will continue to increase Persons per Household for the City of Fillmore and does not evenly distribute the low income units through-out Ventura County.

Theoretically, if the City of Fillmore continues to expand high density residential, the increased density will further remove Fillmore from benefits of a balanced land use that are enjoyed by the other cities.

Lack of Demand for Building Permits:

The City of Fillmore Land Use Element allows for a remaining 1,440 residential units. However, the development rate has been significantly lower than what has been planned. Within the last 5 years, the City of Fillmore has been issuing approximately an average of 29 residential building permits a year. At this current rate, the City will only construct 203 total residential units for the RHNA period of 2014-2012. But, the RHNA projection of 694 total units with 272 units from Low/Very Low Income categories and the additional 220 Unaccommodated Units from previous Housing Elements is an unrealistic projection.

Unrealized Development:

It should be noted that approximately 620 residential units of Moderate and Above Moderate category known as Heritage Valley Parks Specific Plan has been Entitled but not yet constructed. Additionally, a 110 unit high density project of 15 units per acre by KB Homes was entitled in 2002 and not yet constructed. The North Fillmore Master Plan can allow up to 350 units but this site is not yet entitled and there has been no demand to entitle the site and the Downtown Specific Plan can accommodate another 150 residential units at 50 units per acre.

These residential units are within the City of Fillmore General Plan Land Use Element but have not been fully realized for development. Yet the projected RHNA of 2014-2021 of 272 Very Low/Low Income units plus the 220 residential units of Unaccommodated Need from previous Housing Elements will result in more unrealized high density residential Land Uses.

Therefore, the City of Fillmore maintains that a reduction of 100 units of Very Low Income and a reduction of 100 units of Low Income units will allow the City of Fillmore to realistically address these categories in the next Housing Element Cycle 2014-2012 and the previous Housing Element cycles of unaccommodated need.

Attachment

1. Department of Finance Population and Housing Estimates

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2010

	PO	PULATION		**********	SIN	HOUSING	UNITS MUL	 TIPLE				PERSONS PER
OUNTY/CITY	TOTAL	HOUSE-	GROUP QUARTERS	TOTAL	DETACHED	ATTACHED	2 TO 4	5 PLUS	MOBILE HOMES	OCCU- PIED	PCT VACANT	HOUSE- HOLD
entura County												
Camarillo	66,690	64,550	2,140	25,135	14,891	4,499	993	3,694	1,058	24,409	2.89	2.645
Fillmore	15,787	15,541	246	4,417	3,186	281	244	380	326	4,315	2.31	3.602
Moorpark	37,576	37,564	12	10,752	7,683	1,284	298	. 1,189	298	10,633	1.11	3,533
Ojai	8,226	8,036	190	3,344	2,288	292	304	452	8	3,200	4.31	2.511
Oxnard	200,004	197,407	2,597	52,571	29,501	4,633	4,681	10,810	2,946	50,721	3.52	3.892
Port Hueneme	21,887	20,883	1,004	8,122	2,497	2,202	1,201	2,181	41	7,312	9.97	2.856
San Buenaventura	109,946	107,193	2,753	42,795	23,577	3,430	4,493	8,672	2,623	41,420	3.21	2.588
Santa Paula	30,048	29,805	243	8,666	5,103	767	795	1,214	787	8,453	2.46	3.526
Simi Valley	126,902	126,102	800	42,023	30,707	3,147	1,710	5,567	892	41,063	2.28	3.071
Thousand Oaks	130,209	128,038	2,171	47,285	31,410	5,269	1,856	7,678	1,072	46,002	2.71	2.783
Balance Of County	97,438	95,193	2,245	33,641	26,721	2,381	1,016	1,212	2,311	31,483	6.41	3.024
Incorporated	747,275	735,119	12,156	245,110	150,843	25,804	16,575	41,837	10,051	237,528	3.09	3.095
County Total	844,713	830,312	14,401	278,751	177,564	28,185	17,591	43,049	12,362	269,011	3.49	3.087

Agenda Item 4.5

REPORT

DATE: July 13, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Norco

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Norco requests a RHNA reduction based on the factor of changed circumstances. Because of this factor, the City of Norco requests a reduction of an unspecified number of units from its Draft Allocation of 818 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Norco's appeal to reduce its Draft Allocation. Populations residing in group quarters, such as dormitories and prisons, are not included in the determination of existing and projected housing needs and only the population in households is used in the Integrated Growth Forecast. Thus, the closure of the prison mentioned in the City's appeal would not affect the assigned housing need of the City.

BACKGROUND:

The following is a chronology of the events related to Norco's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. James E. Daniels, Community Development Director, City of Norco, indicating the Draft household forecast as follows:

2008 Households 7,062

2020 Households 8,342 (1,280 increment from 2008) 2035 Households 8,985 (1,923 increment from 2008)



2. In March 2010, the City's input was received from Ms. Jihong McDermott, County of Riverside Transportation Land Management Agency, adjusting the city level data and forwarding to SCAG as follows:

2008 Households 7,063 (an increase of 1 from SCAG forecast)
2020 Households 8,164 (1,101 increment from 2008, a decrease of 178 from SCAG forecast)
2035 Households 8,891 (1,828 increment from 2008, a decrease of 94 from SCAG forecast)

3. On May 13, 2011, an email was sent from SCAG to Mr. Steve King, Planning Manager, City of Norco, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent included information for all local jurisdictions in Western Riverside Council of Governments and indicated that the City of Norco's Draft household forecast was adjusted as follows:

2008 Households 7,020 2020 Households 8,021 (1,001 increment from 2008, a reduction of 100) 2035 Households 8,728 (1,708 increment from 2008, a reduction of 120)

In addition, SCAG also provided other household information:

2010 Census (4/1/2010)	7,023
2011 DOF (1/1/2011)	7,021
2021RHNA Projection Period (1/1/2014 - 10/1/2021)	8.143

- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Norco for their input. The City did not return the surveys to SCAG.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Norco is 818.
- 6. On February 6, 2012, SCAG sent a letter to Ms. Beth Groves, City Manager, City of Norco, indicating the Draft RHNA Allocation for the City of Norco.
- 7. On March 15, 2012, SCAG received a RHNA revision request from Mr. Steve King, Planning Manager, City of Norco, based on availability of land suitable for urban development or for conversion to residential use and high housing cost burdens. The City did not specify the number of units for reduction but indicated approximately 400 units can be accommodated, at a density of 20 units per acre, on vacant developable properties without creating overconcentration.
- 8. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Norco. The Board discussed the



- merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction.
- On May 29, 2012, SCAG received a RHNA appeal from Ms. Beth Groves, City Manager, City of Norco, based on changed circumstances. The City requested a reduction of an unspecified number of units from its Draft RHNA Allocation.

Summary Table

City of Norco	Source/Calculation	Figure
2011 Households	DOF	7,021
2020 Households	Correspondence #4	8,021
2021 Households	Interpolation	8,143
2011 to 2021 Projected	2021 Households – 2011	1,122
Household Growth (10.75	Households	
years)	-or-	
	= 8,143 - 7,021	
2014 to 2021 Projected	(10.75 year growth/10.75	809
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(1,122/10.75) \times 7.75$	

ANALYSIS:

The City of Norco submits an appeal and requests a RHNA reduction based on changed circumstances, specifically that "a significant and unforeseen change in circumstances has occurred in the local jurisdiction that merits a revision in the information submitted pursuant to Govt. Code Section 65584.04."

Changed Circumstances [Govt. Code Section 65584.05(d)(1)]

Issue: The City indicates that the City's population base will decrease by 4,800 due to the future closure of the California Rehabilitation Center. According to the City, this closure was unknown during the development of the Integrated Growth Forecast and RHNA revision request process. Because of the closure the City's population will decrease, which the City argues warrants a reduction in its assigned housing need.

SCAG Staff Response: Populations residing in group quarters, such as dormitories and prisons, are not included in the determination of existing and projected housing needs. Thus, the closure of the prison mentioned in the City's appeal may not have been known or disclosed prior to this appeal process, the future closure of the California Rehabilitation Center would not affect the assigned housing need of the City. For this reason, SCAG staff does not recommend a reduction in the City's Draft Allocation based on this factor.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).



ATTACHMENTS:

- 1. Appeal Application from the City of Norco
- 2. Supporting Documentation Provided by the City to Support Its Appeal





Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

DN af		
DH AF	Date: 5-29-12	Jurisdiction: NORCO
	County: RIVERSIDE	Subregion: WRCOG
	Contact: STEVE KING	Phone/Email: (651) 276-5667
	APPEAL AUTHORIZED BY:	PLEASE CIRCLE BELOW:
	Name: STEVE KING BOTH GROVES, LETT MA	Mayor Chief Administrative Officer City Manager Chair of Other: PLAWAVA County Board of Supervisors DATE COR
BA	SES FOR APPEAL*	
	Plans Market demand for housing County-city agreements to direct growth tow Loss of units contained in assisted housing de High housing cost burdens Housing needs of farmworkers Housing needs generated by the presence of Changed Circumstances	r additional development pment or for conversion to residential use inder existing federal or state programs al land or purposes of comparable Regional Transportation ward incorporated areas of County evelopments a university campus within a jurisdiction
List	of Supporting Documentation, by Title and Number	city subtracting out the fornia Rehabilatation Conter losure in the next review period.
2.	THE TREAN CLOSURE WAS OF THE DRAFT INTERPRED THE PRISON CLOSURE WAS TOUISION REDUEST PERIO	S NOT KNOWN DURING DEVELOPMENT EROWTH FORCAST. NOT KNOWN DURING THE D
Juris	Government Code Section 65584.05(d), appeals to the dra dictions that have previously filed a revision request and d G, except for appeals based on RHNA methodology and cha	o not accept the revision request findings made by
FOR	STAFF USE ONLY:	Dianner -